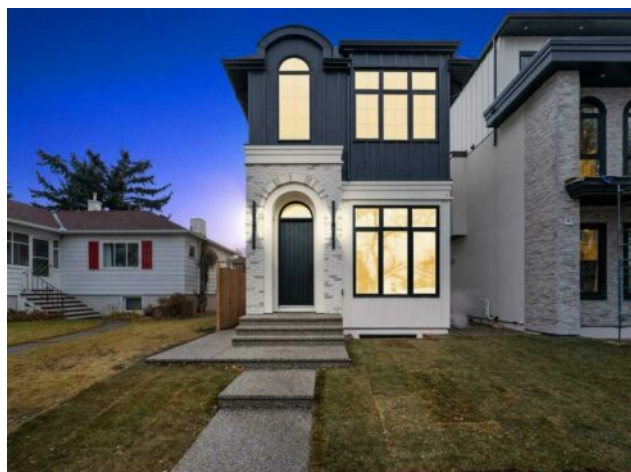


321 18 Avenue NW
Calgary, Alberta

MLS # A2271889



\$1,188,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

BRAND NEW Executive Detached Home in Mount Pleasant with LEGAL BASEMENT SUITE...steps from the ever-popular "Balmoral Circus Park"! Such an incredible "family" inner-city neighbourhood, with expanded public park areas and playgrounds! The architectural design of this masterpiece seamlessly blends contemporary "high-end" finishes with timeless elegance. Featuring an open-concept plan and large "triple-pane" windows that flood the space with natural light, this home promises to impress! Be welcomed to the foyer (with seating) and formal dining area (could be flex room) with a feature fireplace and a wainscoting detailed wall. The gourmet kitchen boasts a "waterfall quartz" island large enough for seating six guests! The high-end appliance package includes a gas cook-top and built-in appliances, plus a bar fridge. The lighting creates such ambience with the under valance lights on the cabinetry, as well as, on the island. Enjoy the great room with built-ins and under cabinet ambient lighting on either side of the TV area. Such an elegant space to entertain or just relax. A separate entrance has been created at the side door. A private mud room with separate entrance to the home is adjacent. A powder room completes the main level. Ascend to the upper level where the master suite with vaulted ceilings and ambient lighting invites rejuvenation and relaxation (with its 5 piece "spa-like" ensuite, complete with a steam shower and tear-drop soaker tub). The additional two bedrooms are similar in size and share the main 4 piece bathroom. An upper laundry room completes this level! The lower level boasts a LEGAL SUITE - 9 ft. ceilings, is spacious with an open-concept kitchen and living area, plus two bedrooms and a full 5 piece bathroom (dual sinks). In-floor heating throughout basement! Luxury wide vinyl plan flooring (floating) adorns the space. A

storage area, plus a separate laundry with full-sized washer and dryer complete this level! The fully fenced yard is landscaped, with an oversized deck. A detached garage is insulated and drywalled, with gas line and water outlet. This "family-friendly" special neighbourhood awaits you. Let us give you a tour of this brand new masterpiece!