

\$1,899,000 - 224 18a Street Nw, Calgary

MLS® #A2268533

\$1,899,000

5 Bedroom, 6.00 Bathroom, 2,756 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Located on a quiet street in the inner-city community of West Hillhurst, this brand new 4+1 bedroom home, built by D & M Custom Homes, offers nearly 3700 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching floor to ceiling feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, including one primary bedroom with walk-in closet & posh 6 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. The additional 2 bedrooms each have plenty of closet space & private 3 piece ensuite. A laundry room with sink & storage is conveniently situated in the hallway. The third level boasts a large bonus room with access to a rooftop patio. A second primary retreat on the third level is a true private oasis, boasting a large bedroom with huge walk-in closet & opulent 5 piece ensuite featuring a gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. Basement development includes a spacious family/media room with



wetbar, home gym, fifth bedroom & 4 piece bath. Outside, enjoy the back yard with deck & access to the triple detached garage that's roughed-in for heat. This stunning home is located just blocks to scenic Bow River pathways & West Hillhurst Community Association & is close to trendy Kensington, Riley Park, schools, SAIT, U of C, shopping & walking distance to the downtown core.

Built in 2025

Essential Information

MLS® #	A2268533
Price	\$1,899,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,756
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	224 18a Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2G9

Amenities

Parking Spaces	3
Parking	Tandem, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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