

\$3,975,000 - 1205 18 Street Nw, Calgary

MLS® #A1163850

\$3,975,000

4 Bedroom, 5.00 Bathroom, 4,720 sqft
Residential on 0 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Surround yourself with carefully-crafted, state-of-the-art luxury! Situated on a quiet street minutes away from downtown, this incomparable custom contemporary open-concept estate home was designed by Dejong Design Associates, engineered by ISL Engineering, and built by Waterford Homes to take advantage of breathtaking, unobstructed city views from all four levels. Featuring over 5426 sq. ft of luxurious living space on 4 levels, no expense was spared creating this masterpiece. Cost to build was over \$5.5 million. The expansive main floor great room showcases unparalleled views of Calgary's impressive skyline and includes floor to ceiling windows in the living and dining rooms and a chef's dream kitchen complete with granite counters, oversized island, stunning walnut cabinetry and Miele appliance package. You can't miss the stunning 2-piece powder room or the office, extensively paneled in walnut, with access to the main-floor balcony and more outstanding views. On the first upper level, the master suite has unobstructed downtown views, a spacious walk-in closet, 5-piece ensuite with marble-encased soaker tub and a travertine and marble lined shower. The junior suite has a walk-through closet & 3-piece ensuite. The exercise room can be converted to a 4th bedroom and shares a 4-piece bath with the welcoming guest bedroom. The top level of this home is the crown jewel with a family room with bar, games area, and access to the



rooftop patio with jaw-dropping panoramic views & gas fireplace. The fully-developed lower level houses a 2-piece bath, garage/woodshop, storage & home automation room. The home's environmentally-friendly features include radiant heating (cement floors) with individual zone controls in every room, triple-glazed windows & doors by Calgary Sash and Door; recyclable Resysta decking on all outdoor spaces & fencing, large windows with south exposure for passive solar heating and automatic blinds to aid heating/cooling system. Additional features include: 4-stop elevator, double under-drive garage easily converted to hold 5 vehicles, home automation system, professional landscaping and irrigation system. This is an incredible opportunity to own one of Calgary's premier residences!

Built in 2012

Essential Information

MLS® #	A1163850
Price	\$3,975,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,720
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	1205 18 Street Nw
Subdivision	Hounsfeld Heights/Briar Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2G8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s), Elevator, Smart Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Electric Cooktop, Wine Refrigerator, Water Softener
Heating	Boiler, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Exterior

Exterior Features	Private Yard, Barbecue, Lighting
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed
Roof	See Remarks
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 25th, 2021
Days on Market	172
Zoning	R-C1

Listing Details

Listing Office	Courtesy Of RE/MAX REAL ESTATE (CENTRAL)
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