

\$2,098,000 - 1526 & 1528 18 Avenue Nw, Calgary

MLS® #A2236429

\$2,098,000

0 Bedroom, 0.00 Bathroom, 4,052 sqft

Multi-Family on 0.00 Acres

Capitol Hill, Calgary, Alberta

****Open House on Sunday, September 14, 11am-1pm**** Incredible investment opportunity in prime Capitol Hill! This brand new duplex package offers two stunning semi-detached homes – 1526 & 1528 18 Ave NW – each with a fully legal 2-bedroom basement suite. That’s four separate, income-generating units on two separate titles, giving you unmatched flexibility and future resale options.

Each main residence features 10-ft ceilings, engineered hardwood, a designer quartz kitchen with an oversized island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy a vaulted primary retreat with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bath, and laundry.

Each legal basement suite has a private side entrance, two large bedrooms, a full kitchen with quartz counters, separate laundry, and spacious living – perfect mortgage helpers or strong rental units.

Extras include high-efficiency furnaces, HRV systems, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty.

Live in one and rent out three, hold as a high-quality four-unit investment, or sell individually in the future – the options are endless. Steps to SAIT, U of C, parks, schools,



and shops. Rare, versatile, and cash-flow ready – this is the ultimate inner-city investment play!

Built in 2025

Essential Information

MLS® #	A2236429
Price	\$2,098,000
Bathrooms	0.00
Square Footage	4,052
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1526 & 1528 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W8

Amenities

Parking Spaces	4
Parking	Alley Access, Enclosed, Quad or More Detached
# of Garages	4

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	67
Zoning	RCG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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