

\$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	78
Zoning	RCG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.