

# \$2,395,000 - 4001 18 Street Sw, Calgary

MLS® #A2228299

**\$2,395,000**

4 Bedroom, 5.00 Bathroom, 3,529 sqft

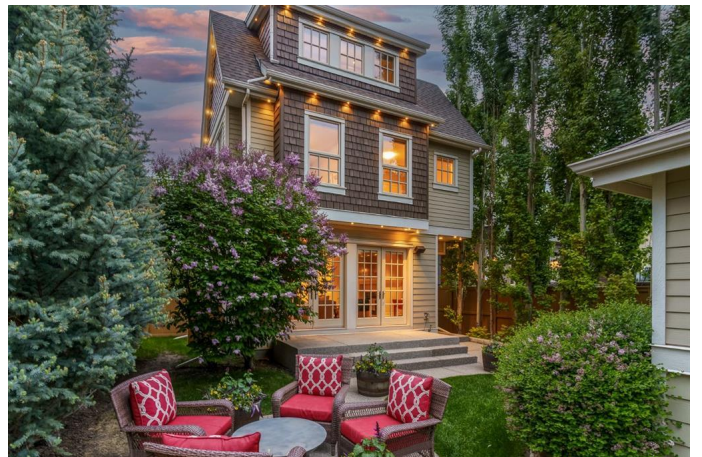
Residential on 0.09 Acres

Altadore, Calgary, Alberta

Discover an unparalleled masterpiece crafted by award winning Laratta Homes, where timeless European elegance meets modern sophistication in this breathtaking luxury residence with over 4600 sq ft of development. Nestled on one of the best streets in the vibrant Altadore community, this architectural gem is steps away from chic wine bars, artisanal coffee shops, gourmet restaurants, and boutique shopping, offering the perfect blend of urban convenience and serene luxury.

Step into a world of refined beauty with a bright, open main floor boasting 9.5â€™ flat ceilings, intricate crown moulding, and site-finished 1/4 sawn oak hardwood floors that exude warmth and grandeur. Four sets of French doors seamlessly connect the living and dining areas to the outdoors, flooding the space with natural light. At the heart of the home discover a chef's dream kitchen, anchored by a grand granite-topped island, custom-milled cabinetry, and top-tier Wolf, Jenn Aire, and Miele appliances, designed for both culinary artistry and effortless entertaining with a large dining area and a welcoming seating space with gas fireplace.

The Primary Retreat is a calming sanctuary, featuring gleaming hardwood floors, a lavish 6-piece ensuite with a soaker tub and steam shower, and generous walk-in closet with convenient laundry room access. 2 additional bedrooms are on the second level with a shared bathroom. Elevate your lifestyle with



over 850 sq.ft. of third-floor lounge and home office space, perfect for work or play with a wet bar and amazing storage. The lower level is an entertainer's haven, complete with an included 92" TV with theatre sound, a second wet bar, a potential gym/yoga room, a fourth bedroom with the fifth bathroom, and abundant storage. The yard has been professionally designed and maintained with in ground irrigation, hedges and fencing and multiple seating areas for entertaining. The detached double garage is fully finished and heated with a paved rear lane.

This is more than a home; it's a statement of luxury and sophistication in one of Calgary's most coveted neighborhoods. There is simply too much to list, so seize the opportunity to live where style, comfort, and convenience converge. Schedule your private tour today!

Built in 2011

### Essential Information

MLS® #	A2228299
Price	\$2,395,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,529
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	4001 18 Street Sw
Subdivision	Altadore

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V6

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	29
Zoning	R-CG

### **Listing Details**

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.