



THE
A-TEAM

**RE/MAX
FIRST**

112 18 Avenue, Calgary T2G1K8

MLS® #: **A2116766**

Area: **Mission**

Listing Date: **03/21/24**

List Price: **\$1,575,000**

Status: **Active**

County: **Calgary**

Change: **-\$125k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1949**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,573**
Low Sqft:
Ttl Sqft: **2,573**

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**City Lot,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot
Double Garage Attached,Stall**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Entrance,Uncovered Courtyard**

Construction:

Concrete,Wood Frame

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Oven,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Metal Counters,Natural Woodwork,No Animal Home,No Smoking Home,Sauna,Soaking Tub,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 15`0"
Living Room	Main	23`6" x 22`0"
Balcony	Second	10`0" x 7`6"
Sauna	Lower	7`10" x 4`0"
Bedroom	Second	13`0" x 11`0"
Bedroom	Lower	12`0" x 10`0"

Room	Level	Dimensions
Dining Room	Main	17`4" x 15`6"
Laundry	Second	8`0" x 3`6"
Game Room	Lower	20`0" x 13`6"
Bedroom - Primary	Second	20`6" x 17`0"
Bedroom	Second	13`6" x 10`0"
5pc Ensuite bath	Second	12`6" x 9`0"

2pc Bathroom 3pc Bathroom	Main Lower	5`2" x 5`0" 8`0" x 4`6"	4pc Bathroom	Second	8`4" x 5`6"
Legal/Tax/Financial					
Condo Fee: \$877	Title: Fee Simple Fee Freq: Monthly		Zoning: M-C2		
Legal Desc:	9811667		Remarks		
Pub Rmks:	Thoughtfully designed and impeccably styled, this inner-city gem will impress. Conveniently located in Mission, all the amenities of downtown living are steps away while giving the owner the space of living in a detached home and the lock-and-go convenience of a townhome. Boasting nearly 3000 sq ft of developed living space, this stunning space combines historic characteristics while incorporating cutting-edge style. Exposed concrete, porcelain tile, and 14-foot ceilings make one think of the quintessential New York-style townhome. This home is welcoming for everyday life while at the same time designed for upscale entertaining. Pure Edge, Bocci, Artemide, and Tom Dixon lighting adorns the ceilings and walls throughout the home. The open floor plan boasts an expansive dining area, a kitchen with oversized island with waterfall quartz, a large sitting area, and a floor-to-ceiling wall of custom bookcases. The powder room located discreetly off the kitchen area exudes personality with eye-catching Andrea Marraccini wallpaper. Upstairs, there are 3 spacious bedrooms, including the primary with ensuite, and an additional 4pc bath. The sunny primary suite features AC, Sonos speakers, and Bocci pendant lighting. The five-piece ensuite with dual vanities, a soaker tub, and a glass-encased steam shower give off upscale spa vibes. Enjoy your morning coffee or Stampede fireworks on the south-facing balcony. The developed walk-out basement showcases a large fitness room, an infrared 5-person sauna, a fourth bedroom, and a three-piece bath. Access the double attached garage through the mudroom with floor-to-ceiling storage. The south-facing sunken terrace with a fire pit is accessible from the lower level. At the rear of the unit, you will find an additional parking stall which is unheard of in downtown living. This residence is an homage to the past and is a skillful balance of old and new.				
Inclusions:	N/A				
Property Listed By:	Century 21 Bamber Realty LTD.				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











