



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1822 18A Street, Calgary T2T 4V9**

MLS®#: **A2125116**

Area: **Bankview**

Listing Date: **04/29/24**

List Price: **\$1,895,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 21-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **4,122 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,487**

Low Sqft:

Ttl Sqft: **3,487**

DOM

**199**

Layout

Beds: **4 (3 1 )**

Baths: **4.0 (3 2)**

Style: **3 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Views**

**Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Membrane**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Central Vacuum,High Ceilings,Kitchen Island,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	27`1" x 20`0"
Den	Main	11`1" x 11`7"
Bedroom	Upper	9`11" x 11`6"
Laundry	Upper	11`2" x 8`5"
Media Room	Basement	25`7" x 18`10"
Mud Room	Basement	9`8" x 11`10"

Room	Level	Dimensions
Kitchen	Main	11`5" x 17`3"
Bedroom - Primary	Upper	17`7" x 19`10"
Bedroom	Upper	10`6" x 13`1"
Bonus Room	Upper	20`4" x 20`2"
Bedroom	Basement	9`3" x 12`2"
Furnace/Utility Room	Basement	6`1" x 12`1"

2pc Bathroom  
5pc Ensuite bath  
3pc Bathroom

Main  
Upper  
Basement

0`0" x 0`0"  
0`0" x 0`0"  
0`0" x 0`0"

5pc Bathroom  
2pc Bathroom

Upper  
Upper

0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**3076AB**

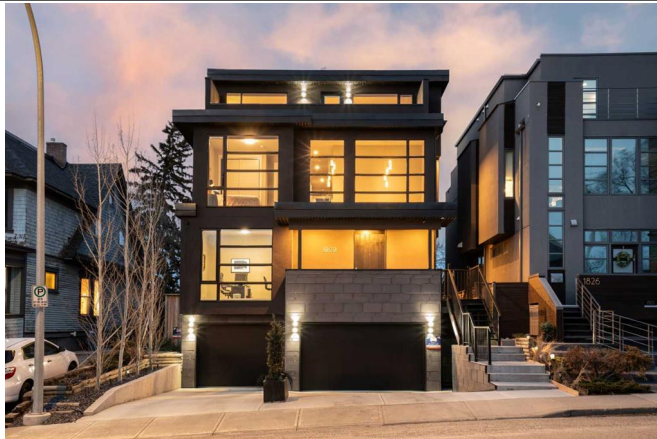
Remarks

Pub Rmks: **Indulge in the allure of your ultimate dream home, spanning 4338 square feet, where tranquility meets urban vibrance. Nestled just steps away from the bustling charm of 17 Ave SW and Marda Loop, this residence offers a haven of luxury amidst the energetic cityscape. Imagine immersing yourself in a sanctuary of serenity, all while relishing the convenience of boutique shops, cafes, and gourmet restaurants moments away. Welcome to a lifestyle of opulence, where every detail has been meticulously crafted to exceed expectations. This contemporary masterpiece of bespoke air conditioned luxury, offering panoramic, uninterrupted downtown skyline views and a triple attached front garage. The spacious foyer is bathed in natural light and invites you into a realm of modern elegance. Hardwood flooring graces the entire main level, and the exceptional den sets the tone for the seamless fusion of style and functionality that defines this home. The main floor, spanning 1,507 square feet, epitomizes open-concept living at its finest. With no posts to obstruct the flow, this space is ideal for both intimate family gatherings and lavish soirées. A gourmet kitchen awaits, boasting Wolf appliances, custom hood fan, and full-height book matched cabinets. The expansive island beckons for casual dining, while the sleek natural stone fireplace serves as a focal point for cozy evenings. Floor-to-ceiling windows line the rear wall, offering uninterrupted vistas of the downtown skyline and providing direct access to the 26-foot-wide deck. Whether hosting guests or unwinding in solitude, the 16 built-in ceiling speakers set the perfect ambiance for every occasion. Ascend to the second level, where a secluded primary retreat awaits. Floor-to-ceiling glass walls frame panoramic views of the city, while the spa-like ensuite beckons with designer bowl sinks, granite counters, and heated floors. Indulge in a rejuvenating soak in the chaise lounge tub or luxuriate in the oversized shower with body sprays & 2 showerheads-a haven of relaxation tailored to your every desire. Two additional bedrooms, a full bath, and laundry room complete this level. The upper third level beckons with an expansive entertaining area, a natural stone fireplace, built-ins with beverage cooler and dishwasher ensure effortless hospitality, and a bathroom, while west and east-facing decks offer unparalleled city views. Descend to the lower level, where a media / rec room, bedroom and full bath and a triple attached heated garage await. This home epitomizes luxury living at its finest - a sanctuary where every detail has been thoughtfully curated to exceed the expectations of the discerning homeowner.**

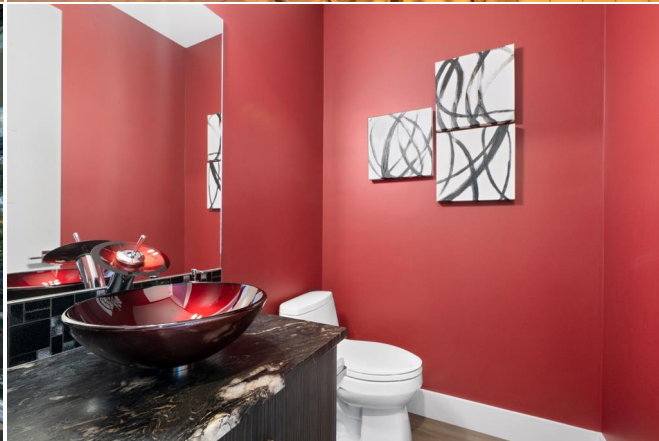
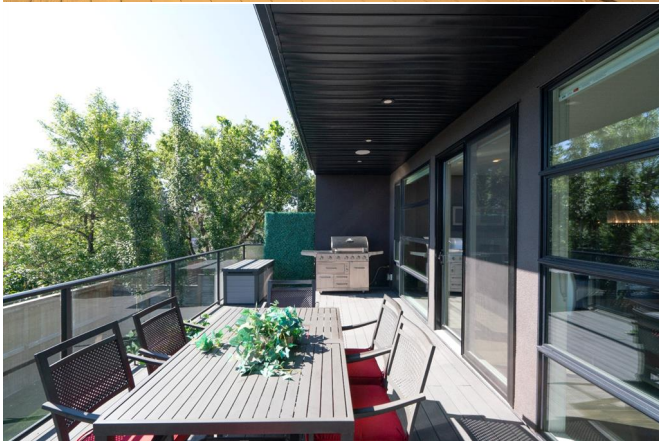
Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

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













**1822 18a St SW, Calgary, AB**

Main Floor Exterior Area 1027.48 sq ft  
Excluded Area 13.95 sq ft

**1822 18a St SW, Calgary, AB**

2nd Floor Exterior Area 1407.97 sq ft  
Excluded Area 118.54 sq ft

**1822 18a St SW, Calgary, AB**

Loft Exterior Area 131.78 sq ft  
Excluded Area 53.43 sq ft



PREPARED: 2024/04/09



White regions are excluded from total floor area in OASIS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Excluded Area 851.19 sq ft  
Excluded Area 043.11 sq ft



PREPARED 2024/09



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

