

2126 18A Street, Calgary T2T 4W2

MLS® #: **A2140876** Area: **Bankview** Listing Date: **06/20/24** List Price: **\$825,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Views**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,170**
 Low Sqft:
 Ttl Sqft: **1,170**

DOM
14
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Membrane** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Stone Counters,Sump Pump(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`7" x 8`6"	Living Room	Main	16`7" x 10`4"
Bedroom - Primary	Upper	14`5" x 9`10"	Bedroom	Upper	13`9" x 8`11"
Bedroom	Main	13`0" x 10`3"	3pc Bathroom	Main	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C2

Legal Desc:

3076AB

Remarks

Pub Rmks: **Experience the epitome of urban living in this luxurious duplex located in the prestigious Bankview neighborhood, offering easy access to downtown, 17 Avenue, Crowchild Trail, and Stony Trail. Completely remodeled with high ceilings, beautiful hardwood floors, and modern upgrades, this home features superior insulation, ambient lighting, and an open-concept living area with a stunningly lit fireplace. The expansive upper patio deck offers breathtaking nighttime views of the downtown skyline, while the spacious new upper deck is perfect for soaking up the summer sun. The beautifully landscaped backyard with elegant cedar fencing, heated garage equipped with plumbing, and brand new outdoor staircase evoke the charm of old San Francisco. Large windows flood the home with natural light, providing picturesque views of nature, clouds, and sunsets. The upper en suite offers direct access to a private, sunny deck, ideal for pet owners. With a state-of-the-art water filtration system in the kitchen and thoughtfully designed living spaces, this home is perfect for morning coffee or relaxing evenings. Nestled in a quiet neighborhood with a distinct charm, this duplex offers a rare blend of urban convenience and natural beauty, making it a true sanctuary. Don't miss the opportunity to make this extraordinary property your new home and experience the unparalleled charm and convenience of living in Bankview. Schedule a viewing today and discover why this duplex is the perfect place to call home.**

Inclusions:

n/a

Property Listed By:

RE/MAX Landan Real Estate

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









