



THE
A-TEAM

**RE/MAX
FIRST**

1826 18A Street, Calgary T2T 4V9

MLS®#: **A2146940**

Area: **Bankview**

Listing Date: **07/15/24**

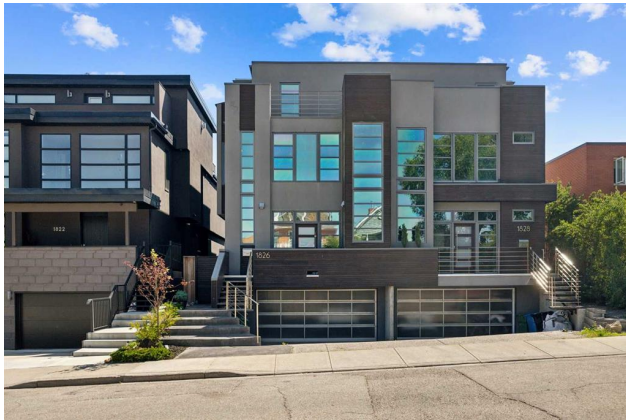
List Price: **\$1,325,000**

Status: **Active**

County: **Calgary**

Change: **-\$34k, 03-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2008**

Lot Information
Lot Sz Ar: **2,744 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

DOM

94
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey,Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Rubber**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard,Storage**

Construction: **Cedar,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Metal Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`0" x 13`8"	Dining Room	Main	19`7" x 14`4"
Living Room	Main	19`9" x 18`11"	Foyer	Main	9`10" x 4`8"
Bonus Room	Second	18`11" x 11`1"	Laundry	Third	3`0" x 2`10"
Media Room	Basement	18`3" x 15`6"	Furnace/Utility Room	Basement	22`10" x 3`8"
Bedroom - Primary	Third	19`10" x 11`6"	Bedroom	Second	14`6" x 9`4"
Bedroom	Second	12`5" x 9`4"	Bedroom	Basement	11`5" x 9`5"

5pc Ensuite bath
2pc Bathroom

Third
Main

16`1" x 8`11"
4`11" x 4`11"

3pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Second
Basement

10`0" x 5`0"
11`5" x 5`5"

Title:
Fee Simple
Legal Desc:

3076AB

Zoning:
R-C2

Remarks

Pub Rmks:

CITY VIEWS, LOCATION, LOCATION, LOCATION!! Welcome to the desirable community of Bankview. Designed by local architect Edward Gallagher, MODERN construction, over 3213 sqft of developed living space and did I mention the CITY VIEWS? This extensively renovated 4 bedroom, 3.5 bath home boasts a flood of natural light entering through the 2 storey windows found at BOTH ends of the home, a chef's dream kitchen with 2 very large stainless-steel islands, SS appliances (inc. a 5-burner gas range, built in oven and microwave oven, hood fan, upright freezer, refrigerator and dishwasher). The entire third floor is reserved for the luxurious master bedroom, 5-piece spa-like ensuite w/ heated floors and HUGE walk-in closet with central island, and did I mention the CITY VIEWS?! With two decks (20' x 12' and 20' x 11.5") a loft/office/gym area with built-in gym equipment which folds away after use! (again with city views) and a basement theatre (that comes with a built-in bar, 120" screen, projector, receiver and heated concrete floors), there's no end to your entertainment and hosting possibilities! Over \$100,000 in recent upgrades including 4 brand new bathrooms, woodwork/built-ins, coffee bar and shelves, quartz and stone countertops, new gym w/ built-in cabinets, new theatre room with built-ins and bar fridge, new lighting throughout, teak wood decks, new interior and exterior paint, the addition of a second laundry room, new epoxy garage flooring (Aug. 2024), and the list goes on! Decor and furniture can be included for \$20K. Close to downtown, boutique shops/shopping, schools, Nimmons Park, Scarboro Off Leash Dog Park, 17th Ave restaurants, Marda Loop, bike/walking pathways, transit...Book your showing today!
Home Theatre (120" screen, projector, receiver), second set washer/dryer, XRival fitness equipment, bar fridge, TV's x 3 and wallmounts, BBQ.
CIR Realty

Inclusions:
Property Listed By:

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

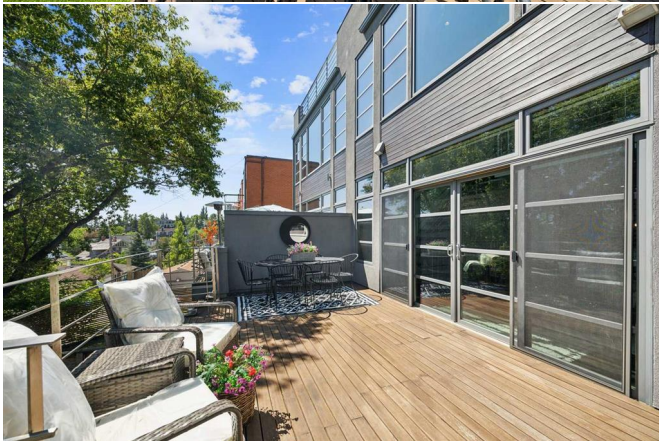
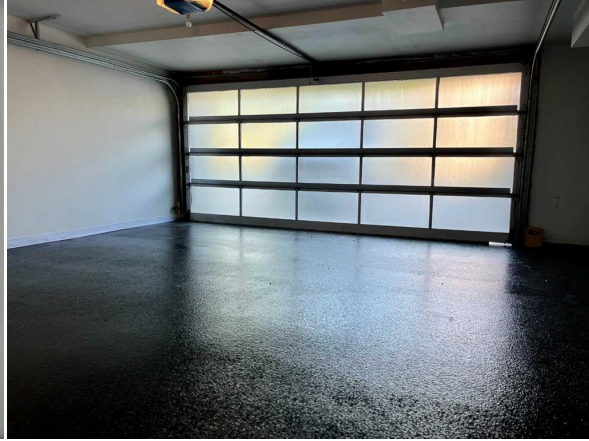












05.25.2023 - 1826 18A ST SW

MAIN	1,030.99 SQ.FT	95.78 M2
UPPER	247.48 SQ.FT	22.79 M2
THIRD	681.63 SQ.FT	63.51 M2
BASEMENT	103.72 SQ.FT	9.63 M2
BND. AREA	2,582.08 SQ.FT	238.02 M2
TOTAL AREA	3,113.88 SQ.FT	288.37 M2

