



THE
A-TEAM

**RE/MAX
FIRST**

114 18 Avenue, Calgary T2G 1K8

MLS®#: **A2160474**

Area: **Mission**

Listing Date: **09/05/24**

List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,184 sqft**
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Concrete**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 13`0"	Living Room	Main	15`6" x 23`3"
Dining Room	Main	11`1" x 11`9"	2pc Bathroom	Main	
Bedroom - Primary	Upper	10`0" x 17`9"	5pc Ensuite bath	Upper	
Bedroom	Upper	9`9" x 11`4"	Bedroom	Upper	9`8" x 10`11"
4pc Bathroom	Upper		Family Room	Lower	13`11" x 16`10"

Legal/Tax/Financial

Condo Fee:
\$733

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9811667**

Remarks

Pub Rmks: **Discover urban living at its finest with this exceptional inner-city townhome, perfectly positioned within walking distance of the vibrant city core that offers almost 2500 sq/ft of living space. Enjoy the convenience of having top-tier amenities, trendy restaurants, and entertainment options just steps from your door. This unique townhome, nestled in a boutique 10-unit concrete complex, offers an unparalleled level of tranquility, ensuring peace and quiet amidst the city's hustle. As you step through the front doors, you'll be immediately captivated by the soaring 12-foot ceilings, gleaming hardwood floors, and the warmth of a cozy gas fireplace. The kitchen, a true chef's delight, boasts sleek stainless-steel appliances that bring a modern flair to the space. A high-performance gas range makes it easy to prepare gourmet meals, while the impressive 13-foot island with quartz countertops provides both style and functionality. With an abundance of cabinetry, there's ample storage for all your kitchen essentials, ensuring you'll never run out of space. The open-concept design of the main floor seamlessly connects the living, dining, and kitchen areas, creating the perfect environment for entertaining. Whether you're hosting a dinner party or enjoying a quiet evening at home, this thoughtfully designed space offers a spacious, airy atmosphere that's both inviting and practical, catering to your every need. Upstairs, you'll discover the expansive primary bedroom, a true private retreat designed for comfort and relaxation. This generously sized room offers plenty of space to create your personal sanctuary, whether it's a cozy reading nook or a stylish sitting area. The bedroom features a gas fireplace, perfect for adding warmth and ambiance on cooler nights, and your own private balcony where you can enjoy a peaceful morning coffee or unwind after a long day. The luxurious updated five-piece ensuite bath is a spa-like haven, featuring a sleek glass-enclosed shower, a freestanding soaking tub for ultimate relaxation, and a dual vanity that provides ample space for your daily routine. A skylight bathes the bathroom in natural light, enhancing the serene atmosphere and making this ensuite a true escape within your home. Two additional bedrooms and a well-appointed four-piece bathroom round out this level. The lower level is designed for relaxation, featuring a family room, laundry facility, and access to a oversized double garage. Condo fees are exceptionally low, making this townhome an even more attractive option for those seeking the best of urban living. With water and heat included, you can enjoy the convenience of city life without the high costs often associated with downtown properties. Located just a short stroll from the Elbow River, The Stampede Grounds, and the vibrant scene of 17th Ave, this townhome places you right in the heart of Calgary's most sought-after neighborhoods.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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











