



THE
A-TEAM

**RE/MAX
FIRST**

1819 18 Street, Calgary T2T 4T2

MLS® #: **A2165648**

Area: **Bankview**

Listing Date: **09/25/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,640

Year Built:

2005

Low Sqft:

Ttl Sqft:

1,640

Lot Information

Lot Sz Ar:

2,798 sqft

Lot Shape:

DOM

58

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer

Int Feat:

High Ceilings

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 13`0"
Den	Second	9`8" x 6`8"
Family Room	Basement	12`8" x 12`6"
Laundry	Second	3`10" x 2`10"
Bedroom	Basement	12`10" x 12`0"
6pc Ensuite bath	Second	
Furnace/Utility Room	Basement	15`8" x 6`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`8" x 8`8"
Bedroom - Primary	Second	13`2" x 12`6"
Dining Room	Main	14`8" x 10`4"
Bedroom	Second	10`2" x 10`2"
2pc Bathroom	Main	
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-C2

Legal Desc:

3076AB

Remarks

Pub Rmks:

Nestled in the heart of Bankview, one of Calgary's most desirable inner-city communities, this stunning custom-designed home offers the perfect blend of urban living and modern luxury. Just minutes away from 17th Avenue, with its array of restaurants, shops, and cafes, and a short commute to downtown Calgary, this location is ideal for professionals and families alike seeking both convenience and lifestyle. Boasting 1680 sq. ft. of above-grade living space, this 2-storey home features an open-concept layout that seamlessly connects living, dining, and kitchen areas. The stately kitchen is a chef's dream, with German-designed cabinetry, Bosch and LG appliances, a large island, gas cooktop, and built-in wall oven. The adjacent dining area opens onto a west-facing backyard deck—perfect for relaxing or entertaining in the serene, low-maintenance outdoor space. Upstairs, the master retreat is a sanctuary of comfort and style. Large windows flood the space with natural light, while the custom 7-piece ensuite features millwork cabinetry, dual sinks, a soaker tub, and a luxurious steam shower with heated tile floors. A second bedroom on the upper level offers stunning views of the tree-lined street and access to a private balcony. The fully finished lower level includes a third bedroom, a media room, and additional living space with upgraded sound barriers and insulation for enhanced comfort. With radiant in-floor heating in the basement, a central vacuum system, and a double detached garage, this home leaves no detail overlooked. Located steps away from parks, green spaces, and all the amenities of 17th Avenue, this property offers the perfect combination of low-maintenance living in one of Calgary's most sought-after neighbourhoods. Don't miss this exceptional opportunity to own a home that delivers both style and convenience in a prime urban location.

Inclusions:

n/a

Property Listed By:

KIC Realty

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









