



THE
A-TEAM

**RE/MAX
FIRST**

521 18A Street, Calgary T2N 2H3

MLS®#: **A2165745** Area: **West Hillhurst** Listing Date: **09/18/24** List Price: **\$1,775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2022** Abv Sqft: **3,773**
Lot Information Low Sqft:
 Lot Sz Ar: **4,919 sqft** Ttl Sqft: **3,773**
 Lot Shape:

DOM

1
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **City Lot,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Mixed**
 Heating: **Central,Electric,ENERGY STAR Qualified** Flooring: **Ceramic Tile,Laminate**
 Equipment,Forced Air,Solar
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`5" x 5`4"	Office	Main	8`8" x 7`4"
Kitchen	Main	14`9" x 12`11"	Living Room	Main	19`1" x 13`11"
Dining Room	Main	12`11" x 7`6"	Bedroom	Main	11`8" x 10`7"
4pc Bathroom	Main	7`10" x 4`11"	Laundry	Main	8`9" x 5`5"
Bedroom - Primary	Second	13`11" x 10`11"	Walk-In Closet	Second	10`2" x 4`3"
5pc Ensuite bath	Second	16`5" x 8`2"	Bedroom	Second	12`2" x 10`3"

Bedroom	Second	11`6" x 10`11"	3pc Bathroom	Second	10`2" x 4`10"
Bonus Room	Second	12`8" x 11`2"	Laundry	Second	7`9" x 5`5"
Foyer	Basement	12`11" x 6`9"	Kitchen	Basement	12`1" x 9`4"
Living Room	Basement	21`0" x 11`11"	Bedroom	Basement	12`6" x 12`5"
Bedroom	Basement	12`3" x 12`2"	3pc Bathroom	Basement	8`10" x 4`11"
Laundry	Basement	5`11" x 3`0"	Porch - Enclosed	Main	16`3" x 12`9"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **1435GB**

Remarks

Pub Rmks: **Finally, a forward-thinking design! This home provides an array of flexible living solutions for evolving family needs. Let's face it, traditional-style oversized single-family homes offer optimal functionality for a decade of time at best. Yet being anchored to a community and location generally reveals the need for some adaptive functionality in the spaces we call home. This home has been thoughtfully considered to create a stunning one-family residence or to allow for multi-generational living. The top floor lays out a gorgeous three-bedroom, 2-bathroom + loft, (+laundry) floorplan, with a sprawling upper deck. The main floor has a 4th bedroom and full bathroom, allowing for an often sought but rarely found main-floor living arrangement. Ideal for having space for your resident baby boomer, long-term in-law visitation, guest room, or main floor primary bedroom. The basement is an awesome walk-in and walk-out legal 2-bedroom suite. Equipped with a quaint reception patio and front door foyer, private laundry, full bathroom and an inspiring open kitchen/living room. The impressive tiered wood grading smoothly opens to the gorgeous west backyard. Hedged by mature trees for privacy, and a perimeter of perennial gardens, and complete with an amazing 2 story screen sunroom. This stunning indoor/outdoor space has soaring wood soffit ceilings and a custom ruff-cut timber chandelier. Maximize outdoor living enjoyment year-round and enjoy the private garden from this idyllic space. This home has been built to superior energy efficiency standards for net zero living. Step into the future and enjoy the benefits of green living, when half the year your home generates more power than it takes and you receive hundreds of dollars in CREDIT paid back to you, the homeowner. The combination of superior standards of construction in conjunction with a state-of-the-art yet easy-to-maintain heating and cooling system lets this home run yearly with minimal expense for utilities. Perfectly located in this quiet alcove in West Hillhurst. This zone is isolated from cut-through traffic and enjoys a tranquil community streetscape. With a Kindergarten to Grade 12 school one block away, bordered by the Community Association with an Ice Rink, Fitness facilities, a community garden and the local outdoor pool & ODR. Walk to the shops of 19 ST - Made by Marcus, iyyburg, Dairy Lane, VIntage, Pocket coffee, along with Kensington, Downtown, close to transit, the NW medical centers and all the amenities that make this a great place to call home. Schedule your private viewing, and come and be inspired. This is a home built to last!**

Inclusions: **Window coverings**
 Property Listed By: **Real Broker**

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













