



THE
A-TEAM

**RE/MAX
FIRST**

2126 18A Street, Calgary T2T4W2

MLS®#: **A2165909** Area: **Bankview** Listing Date: **09/16/24** List Price: **\$785,000**
 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: **2,744 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,252**
 Low Sqft:
 Ttl Sqft: **1,252**

DOM

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

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`5" x 9`10"	Bedroom	Main	11`6" x 8`11"
Entrance	Lower	4`2" x 6`8"	Living Room	Lower	20`4" x 10`5"
Kitchen With Eating Area	Lower	16`7" x 8`8"	Bedroom	Lower	13`0" x 10`3"
Furnace/Utility Room	Lower	6`7" x 6`3"	Laundry	Lower	3`1" x 3`2"
Laundry	Basement	2`11" x 2`8"	Mud Room	Basement	8`0" x 6`10"
4pc Bathroom	Main	7`10" x 5`9"	3pc Bathroom	Lower	7`6" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3076AB

Zoning:
R-C2

Remarks

Pub Rmks: **Experience the pinnacle of urban sophistication on this stunning rooftop patio with a newly updated duplex located in the prestigious Bankview Community. The living area seamlessly transitions into the dining space, creating a warm and welcoming environment as soon as you enter the home and is perfect for entertaining guests or enjoying quality family time. The Gourmet Kitchen: Featuring top-of-the-line appliances, generous counter space, and stylish cabinetry, this kitchen is designed for both practicality and elegance. Each bedroom boasts ample space and an abundance of natural light, while the primary suite includes a sophisticated ensuite bathroom with modern fixtures. The upper patio deck is perfect for social gatherings, the upper deck not only offers stunning views of downtown but also serves as an intimate retreat for relaxation. The fenced backyard provides a safe haven for children and pets, being fully fenced while ensuring low-maintenance enjoyment. Enjoy the community highlights with the close proximity to amenities. Experience the convenience of living close to trendy cafes, shops, and parks, all just a short walk away or With nearby public transport options, commuting to work or exploring the city is effortless. Bankview is a vibrant community and It offers a unique combination of urban energy and suburban peace. The diversity of the neighborhood enhances the appeal of living in this sought-after area. This updated duplex is more than just a residence; it represents a lifestyle. Discover the comfort, convenience, and charm that Bankview has to offer. Contact us today to take the first step in making this exceptional property your own!**

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

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











