



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 18 Avenue, Calgary T2G 1K8**

MLS®#: **A2181900**

Area: **Mission**

Listing Date: **12/02/24**

List Price: **\$899,998**

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: **See Remarks**  
Park Feat: **Double Garage Attached**

DOM

**19**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Flat**  
Heating: **Baseboard,Boiler,Fireplace(s)**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	4`8" x 5`0"	Dining Room	Second	17`8" x 11`5"
Kitchen	Second	17`8" x 13`1"	Living Room	Second	22`7" x 23`4"
4pc Bathroom	Third	8`4" x 4`11"	5pc Ensuite bath	Third	10`4" x 17`6"
Bedroom	Third	11`0" x 11`8"	Bedroom	Third	11`5" x 12`2"
Bedroom - Primary	Third	17`9" x 24`5"	Walk-In Closet	Third	8`5" x 7`1"
Laundry	Lower	9`7" x 5`11"	Game Room	Lower	14`0" x 16`10"

Condo Fee:  
\$733

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **9811667**

Remarks

Pub Rmks:

**Own a Rare Gem in One of Calgary's Most Prestigious Historic Buildings. Welcome to a truly unique opportunity to join the distinguished ownership in an iconic downtown Calgary building, surrounded by professionals, doctors, accountants, and even a NHL hockey player. This solid concrete and steel-constructed residence offers unparalleled quality and charm with over 2,500 sq. ft. of luxurious living space and a coveted double attached garage—a rare find in the heart of the city! As you step inside, the main level greets you with an open-concept design and soaring ceilings that create a sense of grandeur. The centerpiece is the elegant living area, featuring custom-built bookcases framing a cozy fireplace, perfect for relaxing evenings or entertaining guests. The space seamlessly flows into the chef-inspired kitchen, thoughtfully designed with ample cabinetry, hidden double drawers, and plenty of counter space to accommodate any culinary adventure. A stylish powder room on the main floor ensures convenience for your guests. The upper level is a sanctuary of comfort and sophistication. The primary suite offers a spa-inspired ensuite, complete with a soaking tub, glass-enclosed shower, dual vanities, and a private water closet. A walk-in closet, a second fireplace, vaulted ceilings, and a private balcony add even more luxury to this retreat. Just steps away, you'll find two additional well-appointed bedrooms that can easily double as a home office or gym, along with a full four-piece bathroom to complete the upper level. The fully finished lower level provides the ultimate in flexibility and function, featuring a media or games room illuminated by new LED pot lights. This level also includes a laundry room with a sink, a coat closet, and direct access to the double attached garage. Additional storage under the stairs ensures everything has its place. This home is currently priced \$23,500 below the city's assessed value—a remarkable opportunity to secure a property of this caliber. With its combination of luxury, location, and architectural integrity, this one-of-a-kind residence offers a lifestyle that's truly unmatched. Don't miss your chance to own a piece of Calgary's history and live in a space designed for modern-day comfort and convenience. With only 10 units in the building, and with many of the owners having been there 10+ years, these units don't come up very often. Schedule your private showing today and take advantage of exceptional December pricing!**

Inclusions:  
Property Listed By:

**N/A**  
**Stonemere Real Estate Solutions**

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

















