



THE
A-TEAM

**RE/MAX
FIRST**

1819 18 Street, Calgary T2T 4T2

MLS® #: **A2186058**

Area: **Bankview**

Listing Date: **01/07/25**

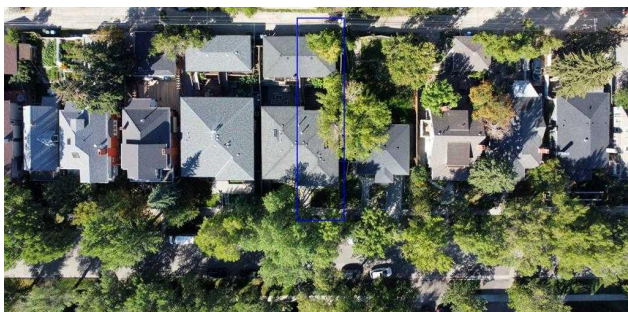
List Price: **\$824,900**

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:

1,606

Year Built:

2005

Low Sqft:

Lot Information

Ttl Sqft:

1,606

Lot Sz Ar:

2,798 sqft

Lot Shape:

DOM

2

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,City Lot,Low Maintenance Landscape

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Siding

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,Jetted Tub

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 14`0"
Dining Room	Main	10`7" x 14`8"
2pc Bathroom	Main	4`6" x 5`1"
Balcony	Second	5`9" x 5`7"
Bedroom - Primary	Second	13`2" x 12`6"
Den	Second	6`7" x 9`7"
4pc Ensuite bath	Basement	11`4" x 6`8"
Furnace/Utility Room	Basement	15`11" x 6`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`2" x 16`3"
Mud Room	Main	6`4" x 4`11"
Bedroom	Second	10`2" x 14`2"
5pc Ensuite bath	Second	9`6" x 9`11"
Laundry	Second	4`1" x 3`3"
Bedroom	Basement	11`11" x 12`11"
Flex Space	Basement	12`7" x 12`6"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-CG

3076AB

Remarks

Pub Rmks:

Discover this custom-designed masterpiece in the heart of Bankview, one of Calgary's most sought-after inner-city neighborhoods. Located just minutes from the vibrant energy of 17th Avenue's restaurants, boutiques, and cafes, and offering a quick commute to downtown, this home delivers the ultimate blend of lifestyle and convenience. Perfect for families, the property boasts a prime location near top-rated schools: just 2 minutes to Sunalta School, 3 minutes to Mount Royal School, and 7 minutes to Western Canada High School. Spanning over 1,600 sq. ft. of above-grade living space, this sophisticated 2-storey home features an open-concept design perfect for entertaining or everyday living. The chef-inspired kitchen showcases sleek German cabinetry, premium Bosch and LG appliances, a gas cooktop, built-in wall oven, and a generous island. The adjoining dining area opens to a west-facing backyard deck, offering a tranquil, low-maintenance outdoor oasis. Upstairs, the luxurious master suite is your private retreat, with oversized windows, a spa-like 7-piece ensuite featuring dual sinks, custom millwork cabinetry, a soaker tub, and a steam shower with heated tile flooring. A second bedroom overlooks the tree-lined street and includes a private balcony for enjoying peaceful morning coffee or evening sunsets. The fully finished lower level is designed for relaxation, offering a media room, third bedroom, and additional living space, all enhanced by upgraded sound insulation and radiant in-floor heating. This home also features a central vacuum system, a double detached garage, and exceptional finishes throughout. Situated steps from parks, green spaces, and the amenities of 17th Avenue, this property delivers low-maintenance urban living at its finest. Experience the perfect blend of style, functionality, and location in this remarkable Bankview home. Don't miss your chance to make it yours!

Inclusions:

Property Listed By:

n/a

KIC Realty

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







