



THE
A-TEAM

**RE/MAX
FIRST**

1222 18A Street, Calgary T2E 4W5

MLS®#: **A2189437**

Area: **Mayland Heights**

Listing Date: **01/28/25**

List Price: **\$784,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 27-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,856

Year Built:

2020

Low Sqft:

Lot Information

Ttl Sqft:

1,856

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

40

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Level,Low Maintenance Landscape Alley Access,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`8" x 6`7"	Dining Room	Main	8`11" x 9`4"
Kitchen	Main	16`2" x 15`10"	Living Room	Main	12`0" x 16`10"
5pc Bathroom	Second	11`10" x 4`11"	5pc Ensuite bath	Second	8`1" x 11`2"
Bedroom	Second	9`9" x 13`5"	Bedroom	Second	9`11" x 10`1"
Bedroom - Primary	Second	13`5" x 14`6"	Walk-In Closet	Second	12`2" x 4`6"
4pc Bathroom	Basement	9`4" x 10`1"	Bedroom	Basement	10`3" x 14`3"
Furnace/Utility Room	Basement	6`0" x 9`0"			

Title:
Fee Simple
Legal Desc:

2411568

Zoning:
RC-G

Remarks

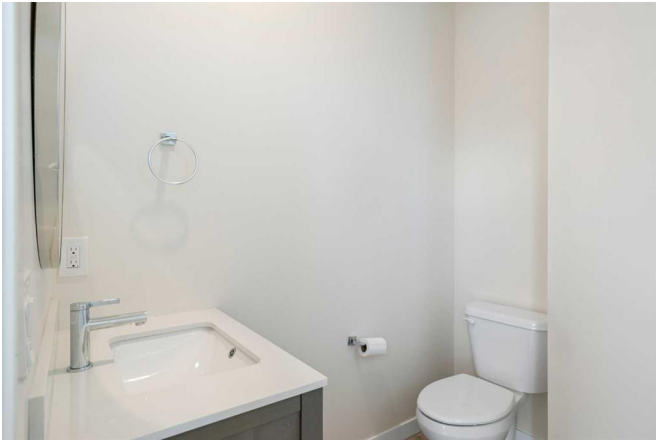
Pub Rmks: **Welcome to this stunning 2020-built home in the sought-after community of Mayland Heights, offering over 1850 sq. ft. above grade and an additional 826 sq. ft. of developed basement space. Step through the welcoming front entrance into the bright and spacious living room, where a cozy gas fireplace creates the perfect ambiance for relaxing evenings. Continue into the large chef's kitchen, a true centrepiece featuring a quartz waterfall island, stainless steel appliances, and a generous pantry. Just off the kitchen, the dining area is perfectly situated for entertaining, with easy access to the sunny east-facing backyard. Here, you'll find a deck and access to the double detached garage. The front yard is beautifully designed with artificial turf, ensuring minimal upkeep. Back inside, the main floor also includes a convenient 2-piece powder room. Heading downstairs, discover the expansive basement, complete with a wet bar pre-wired for a stove. This space offers incredible potential for an illegal suite (pending city approval) or a secondary kitchen for extended family. The large rec room and additional bedroom with its own 4-piece bathroom make this level perfect for guests or multi-generational living. Upstairs, you'll find two spacious secondary bedrooms and a stylish 5-piece main bathroom. The luxurious primary suite is a true retreat, boasting an expansive walk-in closet and a spa-like 5-piece ensuite. The convenience of an upper-level laundry room completes this thoughtfully designed floor. Situated in Mayland Heights, this home combines suburban tranquillity with urban convenience. Enjoy easy access to major routes, including Deerfoot Trail, 16 Avenue, and downtown Calgary, making commutes a breeze. Don't miss the opportunity to make this incredible property your next home!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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













1222 18a St NE, Calgary, AB

Main Floor - Exterior Area 805.07 sq ft



0 4 8

PREPARED: 2025/01/22



Water regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1222 18a St NE, Calgary, AB

2nd Floor - Exterior Area 870.07 sq ft



0 4 8

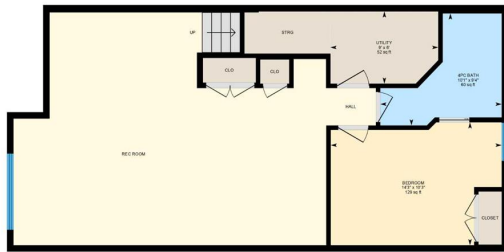
PREPARED: 2025/01/22



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Basement (Below Grade) Exterior Area 825.54 sq ft



PREPARED: 2025/01/22



Walls, openings are included from this floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.