



THE
A-TEAM

**RE/MAX
FIRST**

1224 18A Street, Calgary T2E 4W5

MLS®#: **A2197536**

Area: **Mayland Heights**

Listing Date: **02/28/25**

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

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:

1,855

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,855

Lot Information

Lot Sz Ar:

2,966 sqft

Lot Shape:

DOM

9

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`7" x 6`6"	Dining Room	Main	8`11" x 9`5"
Kitchen	Main	16`6" x 17`10"	Living Room	Main	11`10" x 14`10"
5pc Bathroom	Second	11`10" x 4`11"	5pc Ensuite bath	Second	8`1" x 11`2"
Bedroom	Second	9`10" x 9`10"	Bedroom	Second	9`8" x 13`4"
Bedroom - Primary	Second	13`5" x 14`5"	Walk-In Closet	Second	12`0" x 4`5"
4pc Bathroom	Basement	9`3" x 7`10"	Bedroom	Basement	10`2" x 13`3"
Furnace/Utility Room	Basement	6`1" x 9`1"	Family Room	Basement	19`3" x 27`0"

Title:
Fee Simple
Legal Desc:

Zoning:
RC-G

2411568

Remarks

Pub Rmks: **Welcome to this beautifully designed 2020-built home in the desirable community of Mayland Heights. Offering over 1855 sq. ft. above grade and an additional 827 sq. ft. of developed basement space, this home blends modern style with functional living. Step through the inviting front entrance into the bright and spacious living room, featuring a cozy gas fireplace—perfect for relaxing evenings. Continue into the chef’s kitchen, a true showpiece with a quartz waterfall island, stainless steel appliances, and a generous pantry. Just off the kitchen, the dining area is ideal for entertaining, with easy access to the sunny east-facing backyard. Outside, you’ll find a deck and access to the double detached garage, while the front yard is beautifully landscaped with low-maintenance artificial turf. Back inside, the main floor also features a convenient 2-piece powder room. Heading downstairs, discover the expansive basement, complete with a wet bar pre-wired for a stove, offering fantastic potential for a legal/illegal suite (pending city approval) or an additional kitchen for extended family. This level also includes a large rec room, a spacious bedroom, and a 4-piece bathroom, making it 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 bedroom is a true retreat, boasting a large walk-in closet and a spa-inspired 5-piece ensuite. For added convenience, the laundry room is also located on the upper floor. Situated in Mayland Heights, this home offers easy access to Deerfoot Trail, 16 Avenue, and downtown Calgary, ensuring seamless commuting and access to nearby amenities. Don’t miss out on this incredible opportunity—schedule your private showing today!**

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

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











