



THE
A-TEAM

**RE/MAX
FIRST**

1822 18A Street, Calgary T2T 4V9

MLS®#: **A2199148**

Area: **Bankview**

Listing Date: **03/05/25**

List Price: **\$1,799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **4,122 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,529**
Low Sqft:
Ttl Sqft: **3,529**

DOM

4
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Rectangular Lot,Views**
Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Membrane**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Entrance**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`8" x 17`0"	Dining Room	Main	10`0" x 19`8"
Pantry	Main	5`0" x 7`1"	Living Room	Main	17`0" x 19`9"
Family Room	Basement	15`10" x 18`9"	Foyer	Main	13`0" x 10`5"
Loft	Third	18`2" x 20`1"	Office	Main	11`0" x 11`6"
Laundry	Upper	8`0" x 8`2"	Mud Room	Basement	9`8" x 11`10"

Furnace/Utility Room	Basement	6`3" x 12`0"	Bedroom - Primary	Upper	17`7" x 19`0"
Bedroom	Upper	10`6" x 13`1"	Bedroom	Upper	9`10" x 9`3"
Bedroom	Basement	9`4" x 9`9"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	2pc Bathroom	Third	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **3076AB**

Remarks

Pub Rmks: **Perched on 18A Street in the inner-city community of Bankview, this 3+1 bedroom home with awe-inspiring city & downtown views on all 3 levels, offers nearly 4400 sq. ft. of sophisticated developed living space. The open & airy main level is adorned with wide-plank hardwood floors, high ceilings & stylish light fixtures. Culinary delights await in the gourmet chef's kitchen that's tastefully finished with leathered granite counter tops, large island with casual eating bar crafted from exotic granite, an abundance of storage space (including oversized walk-in pantry), high-end Wolf appliances & custom range hood. The formal dining area with built-in hutch/dry bar has ample space to host a family gathering or elegant dinner party. Adjacent to the dining area, the living room is anchored by a floor to ceiling remote controlled feature fireplace. A wall of windows & access to a massive deck with spectacular views creates a perfect indoor/outdoor living space for summer entertaining. A private den/office with built-ins & granite/marble desk is tucked away just off the foyer & a 2 piece powder room completes the main level. The second level hosts 3 bedrooms, a 5 piece main bath & laundry room with sink, storage & raised washer/dryer. The primary retreat is a true private oasis featuring a private balcony with unprecedented city views, to-die-for walk-in closet & private spa-like 5 piece ensuite with in-floor heat, large vanity, double sinks, tranquil chaise lounge soaker tub & rejuvenating oversized shower with 2 shower heads (one rain shower head with illuminated temperature control) & body sprays. Ascend to the top level that's perfect for entertaining, boasting a large loft area with stone fireplace, wet bar, dishwasher & bar fridge plus access to a large east facing rooftop infinity deck with topless glass railing & unobstructed downtown views. Also, a west facing rooftop patio to enjoy the sunsets. Basement development comprises of a large family/media room with roughed-in sound system, fourth bedroom, 3 piece bath & mudroom (both with in-floor heat). Completing the basement level are 2 large closets with built-in shoe shelves. Other notable features include central air conditioning, Smart lighting/switches, built-in security system, 16 built-in speakers, under cabinet lighting & leathered granite counters throughout. Outside, enjoy low maintenance landscaping & triple attached insulated & heated garage. Centrally located, relish in close proximity to vibrant 17th Avenue, Marda Loop, schools, parks, tennis courts, public transit & just minutes to the downtown core.**

Inclusions: **Second dishwasher, second wine fridge, 4 TV mounts, 3 shelving units in garage, shelving units in basement, alarm hardware.**
 Property Listed By: **RE/MAX First**

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











