

\$1,375,000 - 4004 18 Street Sw, Calgary

MLS® #A2086756

\$1,375,000

4 Bedroom, 5.00 Bathroom, 2,558 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SAT OCT 14 from 12-2.

Sometimes you can have it all!! Ideally situated in the heart of Altadore this home checks all the boxes. Offering 3,534 SF of livable space with 3+1 bedrooms, 4 ½ baths, an oversized deck & City Views! Chic landscaping and curb appeal welcome you into a spacious foyer with custom built-ins and warmth of the private office/den with fireplace. FRESHLY PAINTED, NEW LIGHTING PACKAGE and recently refinished oak hardwood makes a statement as you tour throughout the entire wide-open main floor. The large gourmet kitchen boasts custom cabinetry that the current owners have expanded, an oversized granite island and high end stainless appliances including a 6 burner Wolf cooktop, pot filler and separate prep sink. A spacious dining area seamlessly transitions to a bright living room with modern gas fireplace and built-in cabinetry overlooking the gorgeous deck featuring a stone surround fireplace. Upstairs your primary bedroom retreat awaits with His/Her walk-in closets, built-in dresser & private balcony with city views. Enjoy the spa-like ensuite with dual vanities, soaker tub and steam shower. Upstairs offers two additional bedrooms each with their own ensuites, and a small den or play room that can be modified in to a walk-in closet. One of 2 laundry rooms is conveniently located upstairs behind a custom designed barn door and features new Blomberg compact (but full capacity) washer/ventless dryer. The basement is complete with cork



flooring over infloor heat throughout and features a family room with gas fireplace, wet bar, 4th bedroom, 3 piece bathroom, second laundry room and an abundance of storage! Do not overlook the central AC, marble countertops in all the bathrooms and paved back lane garage access. Altadore offers great schools from K-12 and is ideally located close to Marda Loop with its trendy shops and restaurants, groceries and services, River Park off-leash area and Sandy Beach as well as a quick commute to downtown!

Built in 2011

Essential Information

MLS® #	A2086756
Price	\$1,375,000
Sold Price	\$1,367,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,558
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4004 18 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 27th, 2023
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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