

\$879,900 - 2211 18 Street Nw, Calgary

MLS® #A2123023

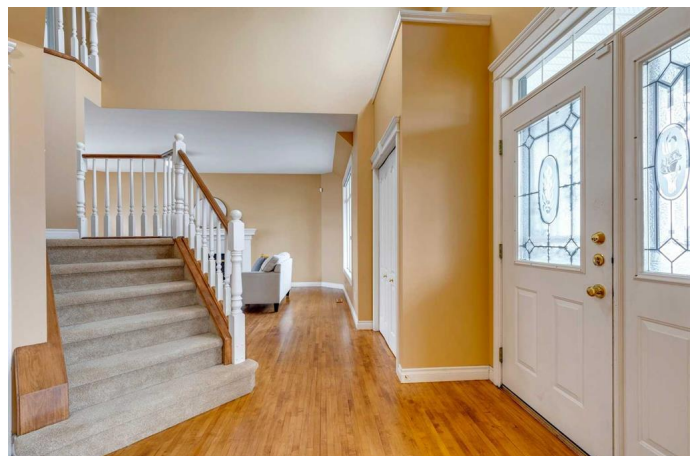
\$879,900

4 Bedroom, 4.00 Bathroom, 1,915 sqft

Residential on 0.09 Acres

Banff Trail, Calgary, Alberta

Stunning Family Home located across the street from a school and in close proximity to Sait, U of C, Foothills & Children's Hospitals, McMahon Stadium, Confederation Park, LRT and more PLUS just a 15 minute drive to downtown! Welcome to this beautifully maintained 4-bedroom, 3.5-bath residence with Central AC, perfectly positioned for those who value comfort, community, and convenience. Step inside to discover gleaming hardwood floors that guide you through the main floor's inviting open layout. The spacious living room, anchored by a cozy gas fireplace, offers the perfect ambiance for relaxation and hosting guests and is complimented by large windows allowing for plenty of natural light. Additional to the living room, the updated kitchen boasts sleek granite countertops, a corner pantry, centre island, and high-end appliances, ideal for culinary enthusiasts. Next to the kitchen sits the charming breakfast nook that opens onto the large back deck (with gas hookup for BBQ) and the inviting yard. Around the corner sits a convenient 2pc bath off the mud room which gives access to the rear-attached 2 car garage. Finishing off the main level is a front formal dining room also complimented by plenty of natural light. Upstairs, the home continues to impress with three well-appointed bedrooms. The primary suite features a private balcony, a walk-in closet and a spacious 5pc ensuite. The additional two bedrooms provide excellent space for family or guests, supported



by a full bathroom and convenient laundry facilities. Venture to the basement where you will find a fully finished level complete with a fourth bedroom, a 3pc bath, and a large recreation room plus den—ideal for family movie nights, a home gym, or a play area for the kids. The basement also includes ample storage space, ensuring that every item has its place. Additional amenities nearby include shopping, restaurants, bus routes and more! Another bonus of this home is that all PolyB has been removed. Situated in a welcoming community known for its proximity to essential services, you won’t want to miss out!

Built in 1998

Essential Information

MLS® #	A2123023
Price	\$879,900
Sold Price	\$926,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2211 18 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4S6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Side

Interior

Interior Features	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	April 27th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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