

\$1,635,900 - 2123 18a Street Sw, Calgary

MLS® #A2130638

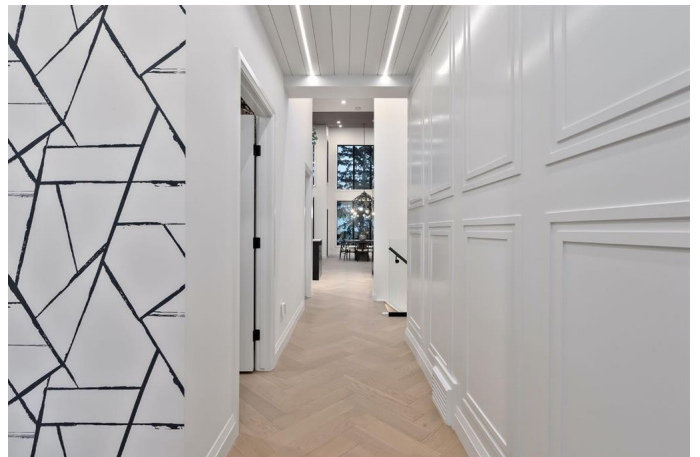
\$1,635,900

4 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.12 Acres

Bankview, Calgary, Alberta

The ULTIMATE LIVING experience in the heart of Bankview!! RARE UNICORN OFFERING – When was the last time you have seen an inner-city VIEW LOT come on with a full walk-out basement with an attached double garage on one of the highest elevated streets in the inner-city? This fully renovated EXECUTIVE 4-bedroom bungalow home spans over 3,100 sq ft of LUXURY LIVING space and sits on a full-size 50 ft R-C2 view lot. Designed with EXCEPTIONAL taste that will surely leave a lasting impression, this executive home stands out from all the rest. This home was completely overhauled, stripping the property down to its frame and adding a full addition and rebuilding it from the ground up. Upon entry, you are greeted with a calm ELEGANCE & exceptional details of designer features such as the flat ceilings, herringbone white oak hardwood flooring, patio sliders out back, MASSIVE VAULTED ceilings with two-story textured ceilings, grand windows, bright & open contemporary living area with a soothing gas fireplace & built-ins, a large dining room that is poised to host many dinner nights overlooking the sculpted interior lines, mature landscaping & built-ins with a hidden dry bar feature!! Across from the dining room is the showstopper kitchen with a granite island, sleek custom white-oak cabinetry, Thermador fridge, Miele gas cooktop, wine fridge, pot filler, upgraded fixtures, built-in Miele oven/microwave, great storage, open glass pantry & fabulous LED lighting!! You will



enjoy the thoughtfully positioned layout, oversized mudroom with built-in lockers, access to your oversized double-car garage, a new custom garage door and the brand-new concrete driveway!! At the end of the hall is a spectacular primary RETREAT overlooking the yard with VIEW, large spacious walk-in closet with custom closet built-ins, a LUXURIOUS spa ensuite with a custom 10 mm glass shower, designer tile, soaker tub, modern Grohe fixtures, gorgeous double vanity with mitred countertops and heated floors. Across the hall is a large second bedroom and office with beautiful custom built-ins and a GORGEOUS 3-piece bathroom and a 2-piece powder room with designer tile & wallpaper. The lower walk-out area features a fully finished entertainer's DREAM SPACE that hosts a recreation area perfect for those movie nights and features custom built-ins, gas fireplace, an amazing custom wet bar with a full-size wine fridge, gym, family fun games area, 2nd laundry area, 4-piece bathroom, spacious 4th + 5th bedrooms with egress windows & storage!! Don't miss the upgrades such as the Hardie composite exterior, high-end LUX windows, exceptional appliance package, large yard with new patio and glass balcony, upgraded mechanicals including \$25,000 in new main sewer and main water line upgrades, new insulation, upgraded wiring, estate-level finishing, designer lighting and much more!! Opportunity Knocks!! Especially living in a community on the doorstep of winding pathways and Downtown Calgary. A must to see - CALL TODAY to view!!

Built in 2021

Essential Information

MLS® #	A2130638
Price	\$1,635,900

Sold Price	\$1,620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,681
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2123 18a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wood Windows
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Other, Oven-Built-In, Range Hood, Refrigerator, Washer, Washer/Dryer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Many Trees, Street Lighting, Yard Drainage, Yard Lights, Private, See Remarks, Sloped Down, Treed, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 19th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.