

\$1,325,000 - 1826 18a Street Sw, Calgary

MLS® #A2146940

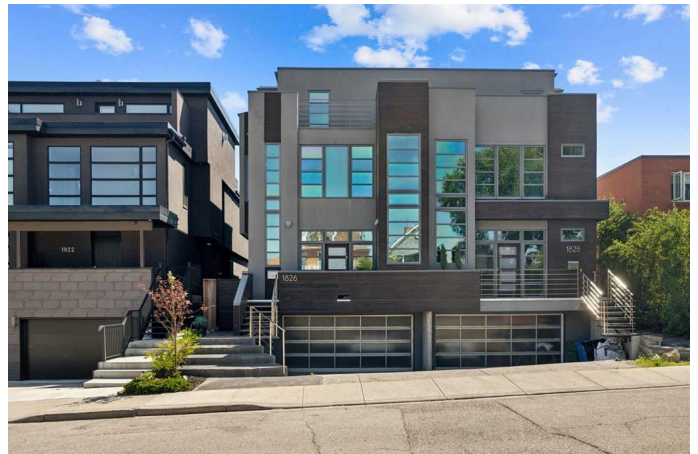
\$1,325,000

4 Bedroom, 4.00 Bathroom, 2,562 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

CITY VIEWS, LOCATION, LOCATION, LOCATION!! Welcome to the desirable community of Bankview. Designed by local architect Edward Gallagher, MODERN construction, over 3213 sqft of developed living space and did I mention the CITY VIEWS? This extensively renovated 4 bedroom, 3.5 bath home boasts a flood of natural light entering through the 2 storey windows found at BOTH ends of the home, a chef's dream kitchen with 2 very large stainless-steel islands, SS appliances (inc. a 5-burner gas range, built in oven and microwave oven, hood fan, upright freezer, refrigerator and dishwasher). The entire third floor is reserved for the luxurious master bedroom, 5-piece spa-like ensuite w/ heated floors and HUGE walk-in closet with central island, and did I mention the CITY VIEWS?! With two decks (20' x 12' and 20' x 11.5") a loft/office/gym area with built-in gym equipment which folds away after use! (again with city views) and a basement theatre (that comes with a built-in bar, 120" screen, projector, receiver and heated concrete floors), there's no end to your entertainment and hosting possibilities! Over \$100,000 in recent upgrades including 4 brand new bathrooms, woodwork/built-ins, coffee bar and shelves, quartz and stone countertops, new gym w/ built-in cabinets, new theatre room with built-ins and bar fridge, new lighting throughout, teak wood decks, new interior and exterior paint, the addition of a second laundry



room, new epoxy garage flooring (Aug. 2024), and the list goes on! Decor and furniture can be included for \$20K. Close to downtown, boutique shops/shopping, schools, Nimmons Park, Scarboro Off Leash Dog Park, 17th Ave restaurants, Marda Loop, bike/walking pathways, transit...Book your showing today!

Built in 2008

Essential Information

MLS® #	A2146940
Price	\$1,325,000
Sold Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,562
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Sold

Community Information

Address	1826 18a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Metal Counters, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Bar Fridge, Oven-Built-In, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood, Washer/Dryer Stacked
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Rubber
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	November 23rd, 2024
Days on Market	131
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR 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.