

# \$1,799,900 - 1822 18a Street Sw, Calgary

MLS® #A2199148

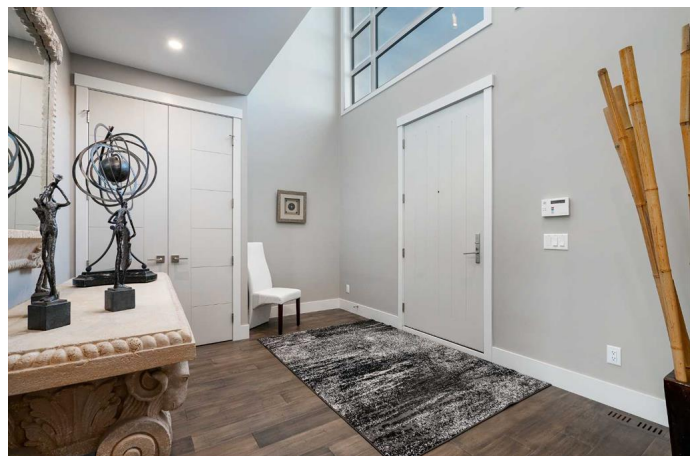
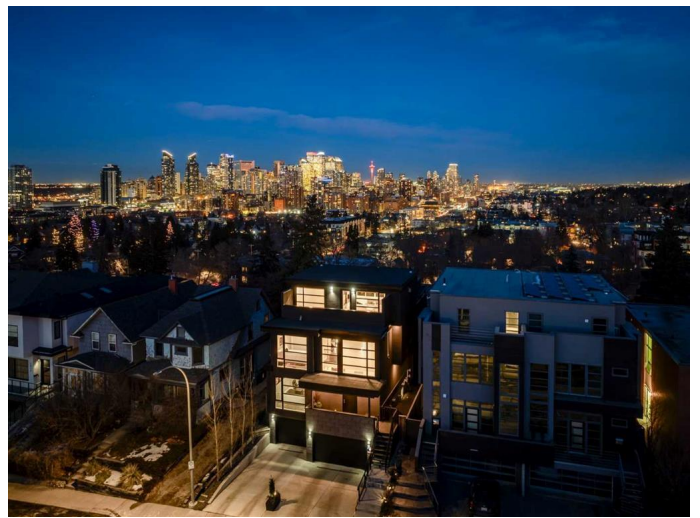
**\$1,799,900**

4 Bedroom, 5.00 Bathroom, 3,530 sqft

Residential on 0.09 Acres

Bankview, Calgary, Alberta

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 thatâ€™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, black out blinds in the primary, fireplace with remote and adjustable flame, garage also fits a large truck with 2' trim kit. 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.

Built in 2018

### **Essential Information**

MLS® #	A2199148
Price	\$1,799,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,530
Acres	0.09
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	1822 18a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V9

### Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Chandelier, Central Vacuum, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garburator, Wine Refrigerator, Water Softener
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Views, Rectangular Lot
Roof	Membrane

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	45
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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