



# 1822 18A Street Calgary Alberta

\$1,895,000

Indulge in the allure of your ultimate dream home, spanning 4338 square feet, where tranquility meets urban vibrance. Nestled just steps away from the bustling charm of 17 Ave SW and Marda Loop, this residence offers a haven of luxury amidst the energetic cityscape. Imagine immersing yourself in a sanctuary of serenity, all while relishing the convenience of boutique shops, cafes, and gourmet restaurants moments away. Welcome to a lifestyle of opulence, where every detail has been meticulously crafted to exceed expectations. This contemporary masterpiece of bespoke air conditioned luxury, offering panoramic, uninterrupted downtown skyline views and a triple attached front garage. The spacious foyer is bathed in natural light and invites you into a realm of modern elegance. Hardwood flooring graces the entire main level, and the exceptional den sets the tone for the seamless fusion of style and functionality that defines this home. The main floor, spanning 1,507 square feet, epitomizes open-concept living at its finest. With no posts to obstruct the flow, this space is ideal for both intimate family gatherings and lavish soirees. A gourmet kitchen awaits, boasting Wolf appliances, custom hood fan, and full-height book matched cabinets. The expansive island beckons for casual dining, while the sleek natural stone fireplace serves as a focal point for cozy evenings. Floor-to-ceiling windows line the rear wall, offering uninterrupted vistas of the downtown skyline and providing direct access to the 26-foot-wide deck. Whether hosting guests or unwinding in solitude, the 16 built-in ceiling speakers set the perfect ambiance for every occasion. Ascend to the second level, where a secluded primary retreat awaits. Floor-to-ceiling glass walls frame panoramic views of the city, while the spa-like ensuite beckons with designer bowl sinks, granite counters, and heated floors. ...

Media 25.58 Ft x 18.83 Ft

Bedroom 9.25 Ft x 12.17 Ft

Other 9.67 Ft x 11.83 Ft

Furnace 6.08 Ft x 12.08 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room/Dining room 27.08 Ft x 20.00 Ft

Primary Bedroom 17.58 Ft x 19.83 Ft

Bedroom 9.92 Ft x 11.50 Ft

Bedroom 10.50 Ft x 13.08 Ft

Laundry room 11.17 Ft x 8.42 Ft

Bonus Room 20.33 Ft x 20.17 Ft

5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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## RE/MAX®

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Kitchen 11.42 Ft x 17.25 Ft  
Den 11.08 Ft x 11.58 Ft  
2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft