



# 1826 18A Street Calgary Alberta

\$1,400,000

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 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! (id:6769)

Bonus Room 18.92 Ft x 11.08 Ft  
 Bedroom 14.50 Ft x 9.33 Ft  
 Bedroom 12.42 Ft x 9.33 Ft  
 3pc Bathroom 10.00 Ft x 5.00 Ft  
 Laundry room 3.00 Ft x 2.83 Ft  
 Primary Bedroom 19.83 Ft x 11.50 Ft  
 5pc Bathroom 16.08 Ft x 8.92 Ft  
 Media 18.25 Ft x 15.50 Ft

Furnace 22.83 Ft x 3.67 Ft  
 Bedroom 11.42 Ft x 9.42 Ft  
 3pc Bathroom 11.42 Ft x 5.42 Ft  
 Kitchen 18.00 Ft x 13.67 Ft  
 Dining room 19.58 Ft x 14.33 Ft  
 Living room 19.75 Ft x 18.92 Ft  
 Foyer 9.83 Ft x 4.67 Ft  
 2pc Bathroom 4.92 Ft x 4.92 Ft

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