



112 18 Avenue Calgary Alberta

\$1,550,000

OVER 250,000 SPENT ON RENOVATIONS AND IMPROVEMENTS | DOUBLE ATTACHED GARAGE PLUS 1 MORE ADDITIONAL PARKING STALL -Welcome to 112 18 ave SW-Exquisitely crafted and thoughtfully appointed, this inner-city treasure is bound to leave a lasting impression. Situated in the desirable Mission neighborhood, it offers the best of both worlds--close proximity to downtown conveniences while still providing the expansive feel of a detached home and the lock-and-leave lifestyle of a townhome. With nearly 3,000 sq ft of finely developed living space, this remarkable property effortlessly fuses classic charm with contemporary flair. Featuring exposed concrete, sleek porcelain tile, and soaring 14-foot ceilings, the design channels a distinctive New York-style townhome vibe. Perfect for both relaxed daily living and sophisticated entertaining, the interior is adorned with luxurious lighting fixtures from Pure Edge, Bocci, Artemide, and Tom Dixon. The open-concept layout includes a large dining area, a kitchen with an oversized island draped in waterfall quartz, a spacious sitting area, and an impressive wall of custom-built bookcases stretching from floor to ceiling. The powder room, tucked away just off the kitchen, stands out with its bold Andrea Marraccini wallpaper. On the second floor, you'll discover three well-sized bedrooms, including the serene primary suite with its own ensuite bath, plus an additional 4-piece bathroom. The sunny primary suite is equipped with air conditioning, Sonos speakers, and eye-catching Bocci pendant lighting. The luxurious five-piece ensuite includes dual vanities, a deep soaker tub, and a glass-enclosed steam shower, creating a spa-like retreat. Step out onto the south-facing balcony to enjoy your morning coffee or take in the Stampede fireworks. The fully developed walk-out basement features a spacious fitness room, an infrared 5-person sauna, a fo...

Exercise room 14.25 Ft x 20.75 Ft
Office 10.00 Ft x 11.67 Ft
3pc Bathroom 4.33 Ft x 8.00 Ft
Living room 12.58 Ft x 22.58 Ft
Dining room 9.25 Ft x 17.33 Ft
Kitchen 14.08 Ft x 17.33 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft
Primary Bedroom 28.08 Ft x 20.75 Ft
6pc Bathroom 9.00 Ft x 12.58 Ft
4pc Bathroom 8.33 Ft x 5.83 Ft
Bedroom 17.00 Ft x 10.17 Ft
Bedroom 17.92 Ft x 11.25 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.jordanlotoski.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

