



1842 18A Street Calgary Alberta

\$825,000

Situated on a corner lot this luxurious, fully finished and heavily upgraded home has exceptional downtown views. Phenomenally located in the prestigious community of Bankview, it is within walking distance to 17th Avenue and Marda Loop. Step away from the hustle and bustle of life as you come home to a quiet sanctuary. Open and airy with a neutral colour pallet this immaculate home impresses with a high-end design and the open and airy floor plan that is bathed in natural light and kept cool by central air conditioning. Casually elegant with corner windows, the living room invites relaxation in front of the double sided fireplace. The other side of the fireplace provides a warm atmosphere to the sophisticated dining room. Combining style with function, the stunning kitchen inspires culinary creativity featuring a plethora of full-height cabinets, pantry, stainless steel appliances, a gas stove, quartz countertops and a massive breakfast bar island. Downtown views provide the breathtaking backdrop to your summer barbeques and time spent unwinding on the adjacent deck nestled amongst the treetops. A handy powder room completes the main level. Illuminating your ascent up the stairs is a sunny skylight. The primary suite is a true oasis with a huge floor plan for king-sized furniture, a private balcony with downtown views, a large walk-in closet and a lavish ensuite boasting dual sinks, a free-standing tub and an oversized shower. Both additional bedrooms (one with a walk-in closet) are spacious and bright, sharing the 4-piece main bathroom. Laundry is also conveniently located on this level. Another fireplace encased in full-height stone adorns the rec room in the finished basement. This versatile space is great as a media area, games room, hobby space, home office, gym or playroom. Another full bathroom is also on this level. Parking is never an issue thanks to th...

Recreational, Games room 4.12 M x 6.20 M	2pc Bathroom .00 M x .00 M
Furnace 2.39 M x 2.18 M	Primary Bedroom 4.63 M x 5.81 M
4pc Bathroom .00 M x .00 M	Bedroom 3.01 M x 3.56 M
Living room 5.30 M x 4.77 M	Bedroom 3.67 M x 4.86 M
Dining room 5.08 M x 3.84 M	5pc Bathroom .00 M x .00 M
Kitchen 4.47 M x 5.21 M	4pc Bathroom .00 M x .00 M

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