



## 2101 18A Street Calgary Alberta

\$1,395,000

This Gorgeous duplex was a custom designed and built home by HOUSEBRAND, The Modern architecture experts. BOTH SIDES ARE INCLUDED and offer 3306 sq ft above grade, heated concrete floors on all 3 levels, HRV and Air conditioning. New envelope in 2020 included Hardie Board panels and membrane roof. The Interiors showcase the HOUSEBRAND style featuring clean lines, carefully tailored architecture and design details, bright open spaces and dramatic 2 story volumes. 1919 19th Ave has a total of 3 bedrooms, city views from the primary suite, an office/loft on the upper level and an oversized double detached garage not to mention brand new LVP flooring throughout the main level, all new high end kitchen aid stainless steel appliances, new paint on the main level walls, window trims and cabinets, it also has new quartz countertops. 2101 18A street is a 1 bedroom (city views) and a loft/den on the upper level and a double attached garage in the lower level ( tandem with storage) this side also just got a brand new stainless steel Kitchen Aid stove and dishwasher. There is currently one title for both units. This inner-city location is vibrant and surrounded by a mix of vintage and architecturally adventurous homes, with easy access to downtown and amenities. A very special opportunity that will suit a number of buyer profiles including extended families and investors (id:6769)

2pc Bathroom 3.08 Ft x 6.83 Ft

4pc Bathroom 5.50 Ft x 11.67 Ft

5pc Bathroom 8.08 Ft x 7.92 Ft

Bedroom 12.25 Ft x 13.33 Ft

Primary Bedroom 12.58 Ft x 15.25 Ft

Primary Bedroom 15.50 Ft x 25.17 Ft

Loft 12.08 Ft x 11.83 Ft

Office 7.83 Ft x 8.92 Ft

3pc Bathroom 11.83 Ft x 5.58 Ft

Bedroom 12.42 Ft x 12.33 Ft

Laundry room 6.08 Ft x 8.67 Ft

Furnace 24.08 Ft x 32.17 Ft

Dining room 9.25 Ft x 14.42 Ft

Dining room 9.58 Ft x 13.83 Ft

Family room 15.58 Ft x 17.75 Ft

Family room 12.58 Ft x 10.17 Ft

Kitchen 10.08 Ft x 19.42 Ft

Kitchen 6.25 Ft x 15.08 Ft

Living room 11.83 Ft x 14.83 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

<http://www.mitchellmackie.chime.me/>



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