



1819 18 Street Calgary Alberta

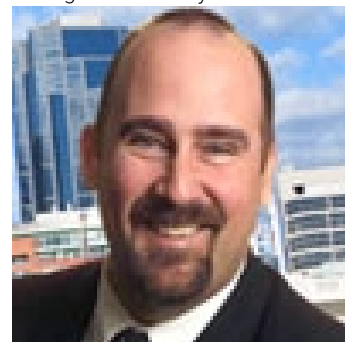
\$824,900

Discover this custom-designed masterpiece in the heart of Bankview, one of Calgary's most sought-after inner-city neighborhoods. Located just minutes from the vibrant energy of 17th Avenue's restaurants, boutiques, and cafes, and offering a quick commute to downtown, this home delivers the ultimate blend of lifestyle and convenience. Perfect for families, the property boasts a prime location near top-rated schools: just 2 minutes to Sunalta School, 3 minutes to Mount Royal School, and 7 minutes to Western Canada High School. Spanning over 1,600 sq. ft. of above-grade living space, this sophisticated 2-storey home features an open-concept design perfect for entertaining or everyday living. The chef-inspired kitchen showcases sleek German cabinetry, premium Bosch and LG appliances, a gas cooktop, built-in wall oven, and a generous island. The adjoining dining area opens to a west-facing backyard deck, offering a tranquil, low-maintenance outdoor oasis. Upstairs, the luxurious master suite is your private retreat, with oversized windows, a spa-like 7-piece ensuite featuring dual sinks, custom millwork cabinetry, a soaker tub, and a steam shower with heated tile flooring. A second bedroom overlooks the tree-lined street and includes a private balcony for enjoying peaceful morning coffee or evening sunsets. The fully finished lower level is designed for relaxation, offering a media room, third bedroom, and additional living space, all enhanced by upgraded sound insulation and radiant in-floor heating. This home also features a central vacuum system, a double detached garage, and exceptional finishes throughout. Situated steps from parks, green spaces, and the amenities of 17th Avenue, this property delivers low-maintenance urban living at its finest. Experience the perfect blend of style, functionality, and location in this remarkable Bankview home. Don't miss your chance to...

Bedroom 10.17 Ft x 14.17 Ft
Other 5.75 Ft x 5.58 Ft
5pc Bathroom 9.50 Ft x 9.92 Ft
Primary Bedroom 13.17 Ft x 12.50 Ft
Laundry room 4.08 Ft x 3.25 Ft
Den 6.58 Ft x 9.58 Ft
Bedroom 11.92 Ft x 12.92 Ft
4pc Bathroom 11.33 Ft x 6.67 Ft

Other 12.58 Ft x 12.50 Ft
Furnace 15.92 Ft x 6.42 Ft
Living room 13.00 Ft x 14.00 Ft
Other 14.17 Ft x 16.25 Ft
Dining room 10.58 Ft x 14.67 Ft
Other 6.33 Ft x 4.92 Ft
2pc Bathroom 4.50 Ft x 5.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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