



1831 18A Street Calgary Alberta

\$3,175

Amazing Property at an Amazing Price.... In one of Calgary's most sought-after inner city neighbourhoods. This unique property surpasses all expectations.... Beautifully renovated and lovingly maintained, this home embodies all of the character from its original form to its present renovated and expanded configuration - perfectly balancing timeless charm with contemporary conveniences. An abundance of space to work with: 1,865 square feet up and 783 square feet downstairs in lower walkout level - also with 20' x 22' garage. Large lot as well. 4 bedrooms up and potentially 5th huge bedroom down... (or use as a rec./flex room). Spacious primary bedroom has a full ensuite bathroom - there are 3 full bathrooms and 1 half bath in total. The bright and airy main floor is filled with natural light from large sunny windows throughout. Mature landscaping with beautiful large trees and hedges front and back. The double attached garage is accessible from inside or outside. Prime location straddling the Knob Hill/Bankview boundary just minutes to downtown via 17 Avenue... or be on Crowchild Trail in 2 minutes. Great access to transit and all the conveniences of inner-city living - easy walk to a variety of green spaces and community amenities including walking/cycling paths, playgrounds, parks, tennis courts, community gardens and schools. Minutes to Marda Loop or the well-established 17 Avenue dining and shopping hot spots. Rental Rate of \$3,175 plus utilities. This lovely home has it's own furnace and hot water tank and it's own separate laundry room as well. This property should check all the boxes and offers a relaxing and convenient lifestyle opportunity that is truly unique. Pets will be considered on a case by case basis as part of any application with pet fee amount dependant on type, breed and size. Check out the virtual tour and floorplans... This is a one-of...

Furnace 5.08 Ft x 10.33 Ft

Other 9.25 Ft x 7.33 Ft

Laundry room 9.00 Ft x 13.50 Ft

Recreational, Games room 18.33 Ft x 11.08 Ft

3pc Bathroom 6.00 Ft x 6.75 Ft

Primary Bedroom 12.75 Ft x 15.08 Ft

Foyer 8.08 Ft x 10.42 Ft

Dining room 11.67 Ft x 13.00 Ft

Bedroom 10.58 Ft x 15.17 Ft

Bedroom 13.42 Ft x 11.17 Ft

Bedroom 12.25 Ft x 9.92 Ft

5pc Bathroom 6.00 Ft x 13.17 Ft

Listing Presented By:



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Stonemere Real Estate Solutions

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 19.17 Ft x 12.08 Ft

Kitchen 15.00 Ft x 11.75 Ft

4pc Bathroom 9.42 Ft x 6.75 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft