# \$784,000 - 1222 18a Street Ne, Calgary

MLS® #A2189437

## \$784,000

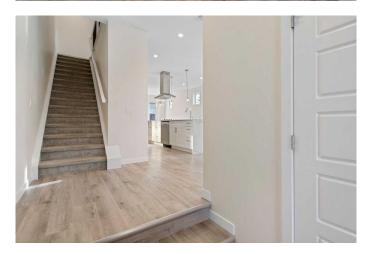
4 Bedroom, 4.00 Bathroom, 1,857 sqft Residential on 0.07 Acres

Mayland Heights, Calgary, Alberta

Welcome to this stunning 2020-built home in the sought-after community of Mayland Heights, offering over 1850 sq. ft. above grade and an additional 826 sq. ft. of developed basement space. Step through the welcoming front entrance into the bright and spacious living room, where a cozy gas fireplace creates the perfect ambiance for relaxing evenings. Continue into the large chef's kitchen, a true centrepiece featuring a quartz waterfall island, stainless steel appliances, and a generous pantry. Just off the kitchen, the dining area is perfectly situated for entertaining, with easy access to the sunny east-facing backyard. Here, you'll find a deck and access to the double detached garage. The front yard is beautifully designed with artificial turf, ensuring minimal upkeep. Back inside, the main floor also includes a convenient 2-piece powder room. Heading downstairs, discover the expansive basement, complete with a wet bar pre-wired for a stove. This space offers incredible potential for an illegal suite (pending city approval) or a secondary kitchen for extended family. The large rec room and additional bedroom with its own 4-piece bathroom make this level perfect for guests or multi-generational living. Upstairs, you'II find two spacious secondary bedrooms and a stylish 5-piece main bathroom. The luxurious primary suite is a true retreat, boasting an expansive walk-in closet and a spa-like 5-piece ensuite. The convenience of an upper-level laundry room







completes this thoughtfully designed floor. Situated in Mayland Heights, this home combines suburban tranquillity with urban convenience. Enjoy easy access to major routes, including Deerfoot Trail, 16 Avenue, and downtown Calgary, making commutes a breeze. Don't miss the opportunity to make this incredible property your next home!

#### Built in 2020

#### **Essential Information**

MLS® # A2189437 Price \$784,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,857 Acres 0.07

Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 1222 18a Street Ne

Subdivision Mayland Heights

City Calgary
County Calgary
Province Alberta

Postal Code T2E 4W5

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener

# of Garages 2

# **Interior**

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan,

Pantry, Quartz Counters, Storage

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

Garburator, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 28th, 2025

Days on Market 63

Zoning RC-G

# **Listing Details**

Listing Office Real Broker

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