

# \$799,900 - 1819 18 Street Sw, Calgary

MLS® #A2202223

**\$799,900**

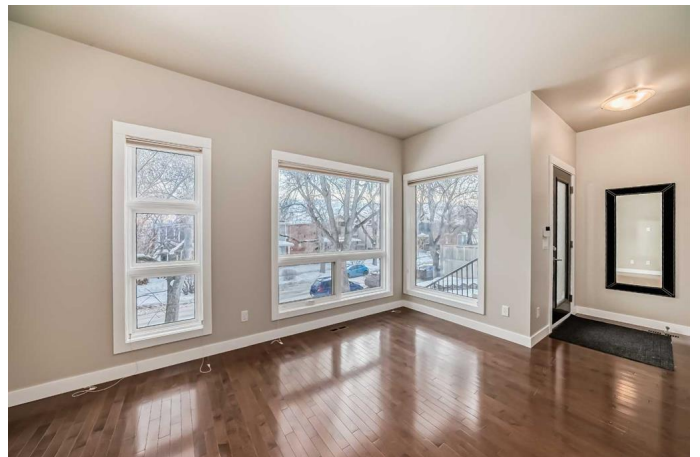
3 Bedroom, 3.00 Bathroom, 1,607 sqft  
Residential on 0.06 Acres

Bankview, Calgary, Alberta

OPEN HOUSE SAT MAR 15, 1-4PM! Imagine waking up in a stunning, custom-designed home in Calgary's vibrant Bankview community—where modern luxury, urban convenience, and timeless style come together. Just steps from the iconic 17th Avenue—Calgary's famous Red Mile—this future home offers the ultimate lifestyle. Trendy restaurants, boutique shops, and lively cafes are right outside your door, while downtown is just minutes away, offering seamless access to every corner of the city.

Step inside and discover over 1,600 sq. ft. of thoughtfully crafted living space. The open-concept main floor is designed for both entertaining and everyday comfort, featuring a chef-inspired kitchen with sleek German cabinetry, premium Bosch and LG appliances, a gas cooktop, built-in wall oven, and an oversized island perfect for gathering with family and friends. The dining area flows effortlessly onto a west-facing backyard deck—a private outdoor retreat ideal for unwinding or hosting summer barbecues in style.

Upstairs, your personal sanctuary awaits. The luxurious primary suite is bathed in natural light from oversized windows and features a spa-like ensuite with dual sinks, custom cabinetry, a soaker tub, and a steam shower with heated tile flooring—a true escape from the everyday. A second bedroom offers its



own private balcony overlooking tree-lined streets, providing the perfect spot for morning coffee or evening relaxation.

The fully finished lower level adds even more versatility with a cozy media room, an additional bedroom, radiant in-floor heating, and upgraded sound insulation for ultimate comfort.

Beyond its exceptional design, this home is all about location. Bankview offers the best of inner-city living while maintaining a peaceful neighbourhood feel. Families will appreciate being minutes from top-rated schools like Sunalta School (2 minutes), Mount Royal School (3 minutes), and Western Canada High School (7 minutes). For investors, this property's desirable location offers strong rental potential and long-term growth as Calgary's market continues to thrive.

This is more than just a house—it's your future. Whether you envision yourself living here or adding it to your investment portfolio, this property delivers unmatched value and opportunity. With Calgary's real estate market on the rise and interest rates easing, opportunities like this won't last long.

Schedule your private viewing today and take the first step toward making this exceptional home yours!

Built in 2005

### **Essential Information**

MLS® #	A2202223
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,607
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1819 18 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4T2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market        13

Zoning                 R-CG

### **Listing Details**

Listing Office          KIC Realty

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