

\$814,900 - 1819 18 Street Sw, Calgary

MLS® #A2186058

\$814,900

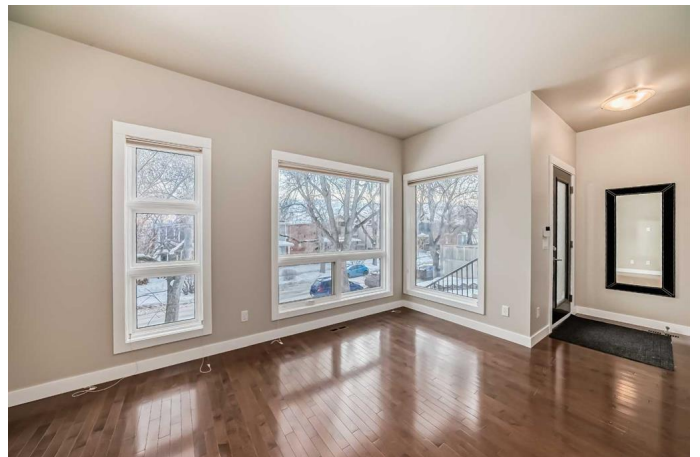
3 Bedroom, 3.00 Bathroom, 1,607 sqft
Residential on 0.06 Acres

Bankview, Calgary, Alberta

Imagine living in a stunning, custom-designed home in the heart of Calgary's vibrant Bankview community, where modern luxury meets urban convenience. Just steps from the iconic 17th Avenue's famous Red Mile, this future home offers you the perfect lifestyle. Picture yourself surrounded by trendy restaurants, boutique shops, and lively cafes, all while enjoying a quick commute to downtown and seamless access to every corner of the city. Whether you're looking for your dream home or a smart investment opportunity, this property is designed to exceed your expectations.

Step inside and discover over 1,600 sq. ft. of thoughtfully crafted living space. The open-concept main floor is perfect for entertaining or everyday living, 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 that invites gatherings with family and friends. The dining area flows effortlessly onto a west-facing backyard deck—a private outdoor retreat where you can unwind or host summer barbecues in style.

Upstairs, your future 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.

This home isn't just about exceptional design—it's 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 is perfectly positioned in one of Calgary's most desirable areas, offering strong rental potential and long-term growth as the city 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, now is the time to act. Don't wait—schedule your private viewing today and take the first step toward making this incredible home yours!

Built in 2005

Essential Information

MLS® #	A2186058
Price	\$814,900
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	January 7th, 2025
Days on Market	66
Zoning	R-CG

Listing Details

Listing Office	KIC Realty
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