

**1819 18 Street SW**  
**Calgary, Alberta**

**MLS # A2202223**



**\$769,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,607 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Jetted Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

OPEN HOUSE SAT APR 5th, 1-3PM! 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!