



**GRASSROOTS**  
REALTY GROUP

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**3821 18 Street SW**  
**Calgary, Alberta**

**MLS # A2218827**



**\$838,888**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Few Trees, Gentle Slope		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** the dresser on the east wall of the primary bedroom

With an east/west orientation, this well laid out home is flooded with light from sunrise to sunset. Start your day in the east facing primary bedroom with city views, vaulted ceilings, and ensuite complete with bath tub and shower. The bright and spacious living room has a fireplace and doors which open to a balcony. The kitchen with stainless steel appliances overlooks the sitting area, bright breakfast nook, and steps to the generous dining room and private west back yard. Two additional bedrooms complete the upper floor, with a 4-piece bath and Bosch laundry set. The professionally developed lower area has a large family room with wet bar, flex room, 3 piece bath and two storage areas. The private maintenance free back yard, is surrounded by mature trees and has an optional hot tub and double garage. Upgrades include real hardwood floors on the main level, stone counters, central vac and air conditioning. Located in the heart of Altadore close to great schools, shops, restaurants and services. Available for quick possession.