



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1831 18A Street SW
Calgary, Alberta

MLS # A2246958



\$1,059,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,864 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

Heating:	Central, Mid Efficiency, Floor Furnace, Forced Air, Humidity Control, See Remarks	Water:	Space Heater
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	gas heater in the garage		

A property that easily surpasses all expectations. Beautifully renovated and lovingly maintained this home carries all of the positives of its original form to its present configuration proudly providing 5 bedrooms and 4 and a half bathrooms by way of an addition in 1999 that added a double attached garage and a self contained 1 bedroom unit in a walkout lower level facing 19 Street SW. This unit has separate services (furnace, hot water, laundry, electrical meter) and separate entry. Prime location in Bankview walking distance to shopping on 17 Avenue. A splendidly unique inner-city offering on a 50 foot lot that holds wonderful redevelopment potential with stunning downtown views.