



GRASSROOTS
REALTY GROUP

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1222 18 Street NW
Calgary, Alberta

MLS # A2247030



\$1,349,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,363 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Many Trees, Private, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	All Attached Light Fixtures		

A masterful modern renovation infused with the timeless elegance of 1950s design. Perched on a coveted ridge lot in prestigious Briar Hill, this exceptional hillside walk-out captivates from the moment you arrive. A lush canopy of mature trees and sculpted landscaping welcomes you, setting the tone for what lies beyond. Step into an expansive sunroom bathed in natural light, with soaring skylights and walls of glass that blur the line between indoors and nature. It's the perfect sanctuary to unwind—whether you're sipping a fine wine or indulging in a favourite novel, enveloped in serene beauty. Step into a grand foyer featuring sculptural concrete wall elements and a sleek glass-railed staircase that set the tone for sophisticated living. The front den offers a quiet retreat, while the expansive living room seamlessly flows toward the rear deck, perfectly framed by mature evergreens that provide unparalleled privacy. Crafted for both style and function, the kitchen and dining areas are an entertainer's dream. The kitchen exudes contemporary glamour with pristine white cabinetry, a mirrored pantry and backsplash, and mid-century lighting. An oversized eat-up island anchors the space, offering abundant storage, while a suite of top-tier appliances, including a Viking wall oven, Miele microwave and dishwasher, a Sub-Zero refrigerator, and a Gaggenau cooktop complete the look. The adjoining dining room is truly impressive in scale and design, offering sweeping views of the Downtown skyline, a stunning backdrop for unforgettable gatherings. Descending to the lower level, you're greeted by rich hardwood floors and subtle stair lighting that create an inviting ambiance. This level is thoughtfully designed as a private retreat, with dedicated spaces for work and rest. The sophisticated home office is enclosed with smoked glass doors and enhanced by custom

built-in cabinetry, while a striking feature wall conceals cleverly integrated storage. Three generously sized bedrooms are tucked away on this level, along with a beautifully appointed full bathroom. The primary suite is set apart for ultimate seclusion, enveloped by expansive windows that frame the surrounding landscape. Indulge in a lavish ensuite featuring a deep soaker tub, a sleek glass enclosed shower, and a fully customized walk-in closet—crafted for both luxury and functionality. For the gardening enthusiast, the secluded rear and side yards offer a canvas to create your own private outdoor sanctuary; lush, serene, and tailored to your vision. Thoughtfully integrated into the design, an expansive under deck storage area provides a secure and discreet solution for all your seasonal essentials, ensuring both elegance and practicality are maintained. This Home is truly in an unbeatable location ideally situated within walking distance to multiple recreational facilities, public transit, the downtown core, Kensington, SAIT, schools, and both the Foothills and The Alberta Children's Hospital.