



GRASSROOTS
REALTY GROUP

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

2126 18A Street SW
Calgary, Alberta

MLS # A2254668



\$749,000

Division:	Bankview		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	395 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Garage Faces Rear, Heated Garage, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Ge		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: none

HOME SWEET HOME! ROOFTOP PATIO and STUNNING CITY VIEWS! Welcome to this NEWLY RENOVATED HOME, nestled on a peaceful street in the popular inner city community of Bankview offering 3 generously sized bedrooms, 2 fully updated bathrooms and upgrades throughout. DREAM LOCATION between the trendy South West Calgary districts of The Red Mile (17th Ave) and Mardalooop (33rd Ave, just steps away from numerous restaurants, pubs, shopping, parks, the river, nightlife and more! Enjoy inner city living that is just a short walk to the downtown city core and with easy access to public transit, major roads and bike paths. This semi-detached home has been meticulously renovated to provide a comfortable and modern living experience ideal for those that enjoy entertaining or just want to relax and take in the GORGEOUS VIEWS while you unwind in a serene setting. The upper level consists of 2 bedrooms/offices, a full bath and a MASSIVE PRIVATE ROOFTOP DECK ideal for sunbathers and entertaining! The main floor has a third bedroom/office, full bath, open and upgraded eat-in, gourmet kitchen updated with stainless steel appliances, quartz countertops and kitchen table island, a spacious living room with a cozy gas fireplace highlighted with a feature wall, mud room and storage. The lower level has a walk out basement with a laundry room and storage that leads you to the paved and landscaped yard with mature fruit trees that is ideal for garden parties in the summer and RV parking in the winter. The lane entry heated garage could be used as a garage or would be ideal to set up a gym or home based office or studio. The massive upper private patio overlooking the downtown core will have you in awe, and with the close proximity to absolutely everything the inner city has to offer! Don't miss the opportunity to make this gorgeous space your new home

or your escape in the city. There is so much modern character and opportunity that you really need to come view and experience this unique, charming, convenient, private retreat in the city Don't let the size scare you away as the home is built into a hill and looks like a bungalow on the front yet appears like a 2 story walk-out on the back. Total developed indoor space on 3 levels is 1367.09 plus 209 SQFT heated garage/studio/gym plus the 450 SQFT hidden, private and massive rooftop patio. Book your private viewing of this GEM today!