

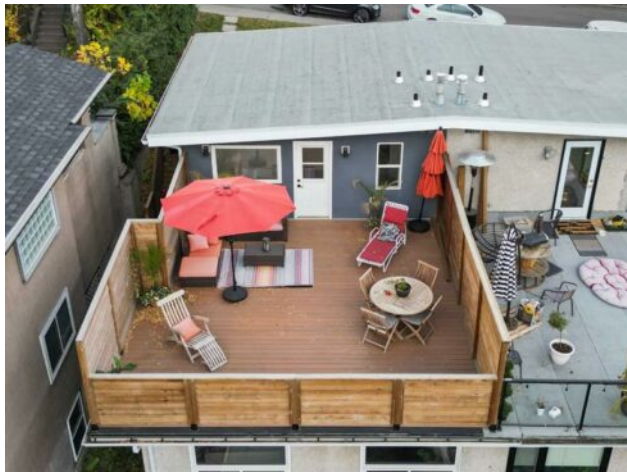


GRASSROOTS
REALTY GROUP

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2126 18A Street SW
Calgary, Alberta

MLS # A2261469



\$785,000

Division:	Bankview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	426 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Garage Face		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Steep Slope		

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:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s)		
Inclusions:	None		

If entertaining under the city skyline is your vibe, this home delivers the ultimate rooftop experience. Tucked away in Calgary's popular inner-city community of Bankview, this fully renovated home features a massive 450 sq. ft. private rooftop patio with panoramic views that stretch across downtown. Whether you're hosting a summer soiree, firing up the BBQ, enjoying cocktails at golden hour, or soaking up the sun on lazy afternoons, this rooftop is truly a showstopper. It's the kind of space that makes every gathering unforgettable. Inside, you'll find a modern, stylish layout with 3 bedrooms and 2 fully updated bathrooms, perfect for roommates, a home office, or a creative studio. The open-concept kitchen is designed for connection, with quartz countertops, stainless steel appliances, and island seating that flows into the bright, airy living room complete with an electric fireplace and chic feature wall. The upper level connects two bedrooms and a full bath directly to that private rooftop retreat, while the main floor offers another bedroom/office, a second full bath, and a convenient mudroom. The walkout basement opens into a landscaped yard with mature fruit trees—ideal for garden parties or peaceful downtime. A heated garage adds even more versatility, whether you want a gym, studio, or workspace. Additional features are 2 washer/dryer hookups on the main floor and walk out basement with Beyond your front door, the best of Calgary awaits. Nestled between the buzz of 17th Avenue and the vibrant Marda Loop, you're only steps from trendy restaurants, coffee shops, nightlife, shopping, and green spaces. Add in quick access to downtown, bike paths, and transit, and you have the perfect mix of excitement and convenience. With 1,437.42sq. ft. of finished living space plus a heated garage and rooftop retreat, this

home is all about lifestyle, energy, and connection. If you’re ready for the ultimate blend of modern design and outdoor living, your rooftop oasis in the city is waiting!