



GRASSROOTS
REALTY GROUP

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2120 18 Street SW
Calgary, Alberta

MLS # A2280294



\$849,900

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	1927 (99 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Soaking Tub, Wired for Sound		
Inclusions:	N/A		

Priced to SELL. Welcome to one of the best heritage homes you'll ever find in Bankview! With over \$150,000 in upgrades completed in the last two years, this home has been thoughtfully refreshed from the ground up, while preserving it's original character. Improvements include major mechanical and structural updates such as new insulation, air conditioning, hot water tank, electrical in both the house and garage, new plumbing, along with new appliances, custom kitchen cabinetry, updated lighting, and fully renovated bathrooms to name a few. The backyard features extensive custom landscaping, and the insulated, fully finished double garage adds both function and comfort year round. The home has been PRE-INSPECTED, report available at showing. Please see supplements for a full and detailed list of upgrades, from major systems to finishing touches. *Open House* Friday 4 to 6 PM Saturday 11 to 3 PM Sunday 11 to 1 PM **All offers to be submitted by Sunday at 5 PM. Offer presentation will take place at 7 PM.