



**2120 18 Street SW  
Calgary, Alberta**

**MLS # A2280294**



**\$849,900**

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

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