

**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, See Remarks, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: none

HOME SWEET HOME WITH ROOFTOP PATIO and STUNNING CITY VIEWS!!! Come tour this newly renovated home, nestled on a peaceful street in the popular inner city community of Bankview. Your new home is nestled between the trendy South West Calgary districts of The Red Mile (17th Ave) and Mardaloop (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 s easy access to public transit, major roads and bike paths. This duplex style 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 kitchen (updated with stainless steel appliances and quartz countertops, kitchen table island), living room (cozy space has a gas fireplace highlighted with a feature wall), mud room and storage. The lower level has a walk out basement (the paved and landscaped yard with fruit trees is ideal for garden parties in the summer and RV parking in the winter!), with a laundry room and storage. 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!. This unit has 3 generously sized bedrooms, 2 fully updated bathrooms and upgrades throughout. This is the house that can meet your creative needs. T comes with contemporary fixtures and finishes. 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! Dont let the size scare you away as the home is built into a hill and has looks like a bungalow on the front yet has a 2 story walk out look on the back. Total developed indoor space on 3 levels is 1367.09 plus 209sqft heated garage/studio/gym plus the 450sqft hidden, private and massive rooftop patio.