

# \$1,699,900 - 4224 18 Street Sw, Calgary

MLS® #A2210063

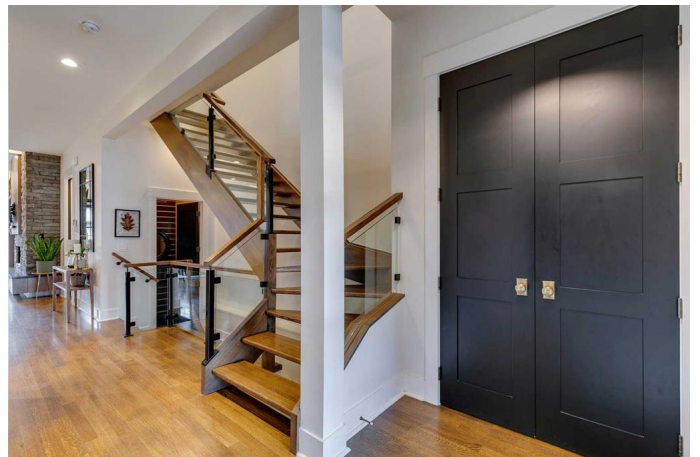
**\$1,699,900**

4 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

**\*\*Open house Sunday April 13 from 2:30-4 pm.\*\*** Beautiful detached home on 31 foot wide lot + with a total of 2384.41 sq ft. of luxury living. This Veranda built Quality home is immaculate. Excellent main floor layout with 10 foot ceilings + gorgeous hardwood flooring. Main floor office ideally located off the front entrance with pretty street views. Fabulous chefs kitchen with loads of cabinetry, professional, stainless steel appliances, island, large pantry + butler pantry. Informal dining room + comfortable great room with feature ribbon gas fireplace overlooking the backyard. Separate mudroom with lockers + direct access to the backyard. Open riser glass + wood staircase leads to the second level with 3 bedrooms, 2 baths + laundry room. All bedrooms upstairs have vaulted ceilings adding extra volume to the spaces. Primary bedroom is very bright with large windows. Luxury spa ensuite + walk in dressing room. Lower level is fully developed with heated stamped concrete flooring, family room with impressive wet bar, additional guest room with walk in closet, full bath + temperature controlled wine cellar. Newer furnace in November 2023, vacuum system, Central Air Conditioning, Navian boiler system for flooring + the house, lovely backyard + double detached garage. Sought after location close to all levels of schooling, parks, shops of Marda Loop, tennis courts + swimming + pathway system.



Built in 2012

### **Essential Information**

MLS® #	A2210063
Price	\$1,699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,384
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4224 18 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Bar, Double Vanity, Granite Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.