

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

MLS® #A2210063

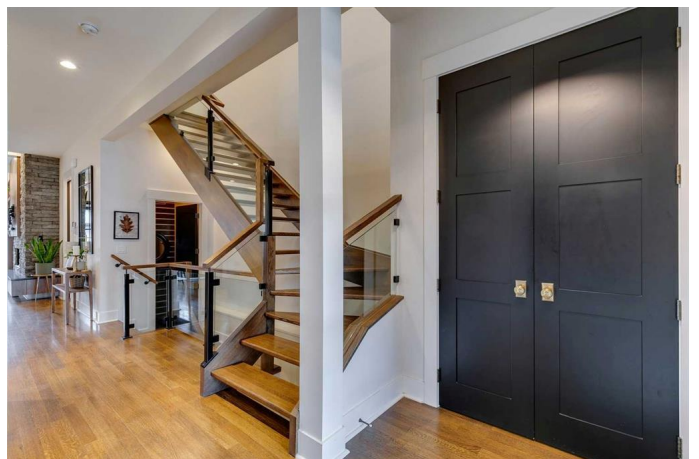
**\$1,699,900**

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 | 11              |
| 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.