



1423 18 Street NE
Calgary, Alberta

MLS # A2301951



\$899,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, F		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed, Underground S		

Heating:	Fireplace(s), Forced Air, Natural Gas, Radiant, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Inclusions: 19ft X 6ft Spa, heated rear sidewalk, heated garage, heated pergola, towel warmer, stretch ceiling bsmt., outdoor island, multizone radiant heat main floor.

Fully renovated Mayland Heights bungalow on a generous pie-shaped lot at the end of an Elm-lined cul-de-sac, just minutes from downtown. Thoughtfully updated for year-round comfort and modern living. Main-level in-floor heating with individual room thermostats delivers consistent, zoned warmth and energy efficiency, while central air and large newer windows with high-performance glazing keep the home cool and bright in summer. The gourmet kitchen is appointed with premium appliances, abundant counter space and storage, and flows to a cozy gas fireplace-warmed living area. Smart lighting and integrated controls simplify ambiance and energy management throughout. The primary bathroom is a spa retreat featuring a dual-head walk-in shower, a deep jetted soaking tub for hydrotherapy, heated towel warmer, double vanity and built-in storage for linens and toiletries. Upstairs laundry grants direct access to a heated 19x7 swim spa, ideal for low impact exercise and year-round use with a heated step for safe winter entry. The lower level was designed for recreation and performance: stretch ceilings open the space, spray-foam insulation maximizes thermal efficiency and sound control, a hidden theater area offers immersive "galaxy" lighting for cinematic experiences, and a fitness zone includes laundry hookups and space for strength/cardio equipment. Mechanical and practical upgrades include an on-demand hot water heater, new furnace, central vacuum system, replacement windows, and extensive built-in storage. Outdoors, the property is an entertainer's paradise with a bar-style island, Viking BBQ and searing station, heated pergola for comfortable evening gatherings, heated sidewalks for winter safety, irrigation for lush landscaping, an RV parking pad with electrical hookup, and a heated double garage. Durable Hardi-Board concrete fiber exterior siding.

The substantial lot also presents strong redevelopment potential for future expansion or infill opportunities. So many more features yet to be revealed in a personal tour.