



3252 18 Street SW
Calgary, Alberta

MLS # A2321681



\$799,000

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|------------------|------------------------|---------------|------------------|
| Division: | South Calgary | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,665 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 3 | Baths: | 4 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Flat, Membrane | Condo Fee: | \$ 147 |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island | | |

Inclusions: n/a

Open House Sat June 20th from 1 to 3pm and Sun June 21st from 3 to 5pm. Welcome to your new home where architectural artistry meets the vibrant pulse of the Marda Loop District. This designer townhome offers a premier lifestyle for those who refuse to compromise on style, substance, and location. Commanding a striking presence with its timeless brick accents and durable exterior, the residence opens into a bright and welcoming space with designer front tile and an open floor plan layout. Enjoy exceptional craftsmanship, modern design, and a thoughtfully planned three storey layout. The main floor is designed for both everyday living and entertaining, featuring stunning white oak hardwood flooring, sleek built in cabinetry with ambient lighting, a soothing contemporary gas fireplace, formal dining area, a chef's kitchen with quartz countertops, a spacious pantry, premium KitchenAid stainless steel appliances and a gas range! Kick back with friends around the stylish kitchen island or relax in your cozy living space or rooftop deck. A convenient powder room and front entry with a large closet complete the main level. Upstairs you'll find two spacious bedrooms, including a luxurious primary retreat with a walk in closet and a beautifully appointed ensuite featuring designer finishes, elegant wall detailing, and a large glass shower with modern fixtures. The top floor offers a versatile flex room with a full 4 piece bathroom and direct access to a spectacular rooftop patio, perfect for entertaining, relaxing, or enjoying city views with friends and family. It is also a great space for movie nights under the stars. This area can easily serve as a third bedroom, home office, or fitness studio. The fully developed basement adds even more functionality, featuring a large recreation room, wet bar, spacious bedroom, and a 3 piece bathroom that can be upgraded to include a steam shower. This home

offers exceptional flexibility for families, guests, and professionals alike. Your next home is complete with a private rear deck, air conditioning, pet friendly fencing, and a detached single garage. Experience elevated living in the heart of South Calgary, just one block from Marda Loop where shopping, dining, entertainment, and conveniences are right at your doorstep. Your next home is complete with a private rear deck, A/C, pet-friendly fencing, 240V EV charging in the detached single garage. Experience elevated innercity living in the heart of South Calgary, just one block from shopping, dining, entertainment, and everyday conveniences are right at your doorstep surrounded by more than 130 local businesses, boutiques, restaurants, library, professional services, and parks, this is an outstanding opportunity to own in one of Calgary's most sought after communities. Offering the perfect blend of low maintenance living and low condo fees, this well managed townhome is a rare find. A must to see, Book your private showing today!