



GRASSROOTS
REALTY GROUP

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3250 18 Street SW
Calgary, Alberta

MLS # A2329923



\$819,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,683 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Other, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 148
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Where LUXURY meets the VIBRANT energy of Marda Loop. This exceptional designer townhome blends architectural style, modern comfort, and an unbeatable inner-city lifestyle, perfectly located just steps from Calgary's favourite shops, restaurants, parks, and amenities. From the moment you enter, you'll be captivated by the THOUGHTFUL DESIGN and elevated finishes throughout. The bright OPEN CONCEPT main floor features beautiful hardwood flooring, custom wood details, a sleek gas fireplace, and a chef-inspired kitchen complete with quartz countertops, a spacious pantry, premium stainless steel appliances, and a gas range. Whether entertaining around the OVERSIZED ISLAND or enjoying a quiet evening at home, this space is designed for effortless living. The second level offers 2 LUXURIOUS RETREATS including a stunning primary suite with a walk-in closet and spa-inspired ensuite featuring designer finishes, modern fixtures, and a glass shower. The second bedroom is equally impressive, offering its own walk-in closet and private ensuite, making it ideal for guests, family, or a second primary suite. The top floor is the ULTIMATE lifestyle space, featuring a spectacular ROOFTOP PATIO with stunning views, a full bathroom, and a versatile flex room perfect for a home office, media room, fitness studio, or fourth bedroom. The FULLY DEVELOPED basement adds even more flexibility with a spacious recreation room, wet bar, additional bedroom, and three-piece bathroom. Complete with UPPER FLOOR LAUNDRY ROOM, air conditioning, a private rear deck, pet-friendly fencing, detached single garage, and low condo fees, this home delivers the perfect blend of luxury, comfort, and low-maintenance living. Enjoy THE BEST of Marda Loop living with local boutiques, restaurants, parks, and everyday conveniences right outside your door. This

is SOPHISTICATED inner-city living at its finest. Book your private showing today!