



GRASSROOTS
REALTY GROUP

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1805 18 Street SW
Calgary, Alberta

MLS # A2341682



\$835,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1921 (105 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: couch in basement, all yard/gardening equipment, stand up freezer, beverage fridge in basement, bookshelf and storage table in basement, freestanding kitchen island

A Bankview original with undeniable design pedigree, this classic and eclectic Craftsman bungalow is a true standout. Search “Bankview High-Low Design” and this remarkable home appears among its celebrated features, having been showcased in no fewer than five distinguished design publications, including Apartment Therapy, Avenue Magazine, Dwell, The Globe & Mail and Western Living. A rare offering for design enthusiasts, gardeners and heritage aficionados alike. Set behind beautifully terraced gardens alive with established perennials and flowering shrubs, the home welcomes you with an inviting, neighbour-friendly front porch and an unmistakable sense of character. Inside, original architectural details have been thoughtfully preserved, including blonde oak hardwood flooring, over 1,886 sq. ft of tastefully designed living space on 2 levels plus soaring 9-foot ceilings on the main level. Two likely original Batchelder tile fireplaces have been recently restored to working condition—one enhanced with a new gas insert and the other with an electric light/heater. Three restored Arts & Crafts-era vintage light fixtures, each complemented by distinctive Meyda Tiffany shades, add another layer of authentic period charm. A cozy front-facing flex room overlooks the porch and offers exceptional versatility as a home office, reading room or additional bedroom. The inviting living room conceals a clever built-in cabinet, creating a delightful design surprise. A generously proportioned dining room—framed by designer Chiang Mai Dragon drapery by Schumacher and a charming statue nook—provides an elegant transition to the sophisticated chef’s kitchen, creating an exceptional setting for entertaining. Granite countertops, a substantial butcher-block island, sleek cabinetry, stainless-steel appliances and a cleverly concealed

pantry combine style with function. The serene primary suite features chic designer wallpaper, a statement light fixture and an expansive walk-in closet with abundant custom storage. The beautifully updated main bathroom offers a granite vanity and large, easy-access walk-in shower. The developed lower level extends the living space with a comfortable family room, additional bedroom and private ensuite bathroom featuring both a generous soaker tub and separate shower. Modern infrastructure has been seamlessly integrated, including a high-efficiency furnace, central air conditioning, water softener and on-demand endless hot water. Contemporary conveniences include LED lighting throughout, smart thermostat, smart light switches and Ring security cameras. Ideally positioned just steps from the energy, restaurants, caf  s and shops of 17th Avenue, this exceptional Bankview home offers a rare blend of heritage character, collected design, thoughtful updates and unmistakable personality. A truly special home for those who appreciate architecture, history and individuality.