



GRASSROOTS
REALTY GROUP

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3817 18 Street SW
Calgary, Alberta

MLS # A2348172



\$1,299,900

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,854 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)		
Inclusions:	Second Rangehood, Second Fridge, TV Mount & EV Charger in Garage		

Located in sought after Altadore, this sun drenched 4 bedroom home was taken down to the studs and completely transformed in 2025, offering over 2,800 sq ft of beautifully reimagined living space plus an illegal studio basement suite. The main level features hardwood floors and an airy, open layout that highlights the inviting living and dining rooms, anchored by an impressive electric fireplace. The fully renovated kitchen is a standout, showcasing quartz countertops, a large island/eating bar, abundant storage, and new appliances—including an AGA induction range with three ovens and a custom range hood. A comfortable eating area is perfect for weekday meals. Completing the main level is a 2 piece powder room. The second level hosts a bright family room with a striking floor to ceiling fireplace, three generously sized bedrooms, and an updated 5 piece bath. The top level is dedicated entirely to the primary retreat, beginning with a spacious office/studio that opens onto a private deck finished with composite decking and a privacy screen. The serene primary bedroom offers a walk in closet and a luxurious 5 piece ensuite, along with access to a second private deck featuring panoramic city and downtown views. The illegal studio basement suite, accessible through a private side entrance, includes a large living area with electric fireplace, a full kitchen, and a 3 piece bath—ideal for guests, extended family, or additional income potential. Additional upgrades include LED lighting throughout, central air conditioning, two high efficiency furnaces with two speed fans for year round comfort, new plumbing lines, and a new 200 amp electrical service. Exterior improvements feature Hardie board siding, a third floor pergola, architectural fins for added privacy and curb appeal, plus new gutters, downspouts, windows, and skylight. The sunny west

backyard is designed for relaxation and entertaining, offering a cedar deck, hot sauna, updated landscaping, retaining walls, and fencing. A new driveway leads to the double attached garage, complete with a new insulated door and EV charger. This prime Altadore location is unbeatable - steps to scenic River Park, excellent schools, vibrant Marda Loop, shopping, public transit, and offering quick access to downtown via 14th Street.