

# \$838,888 - 3821 18 Street Sw, Calgary

MLS® #A2218827

**\$838,888**

3 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.07 Acres

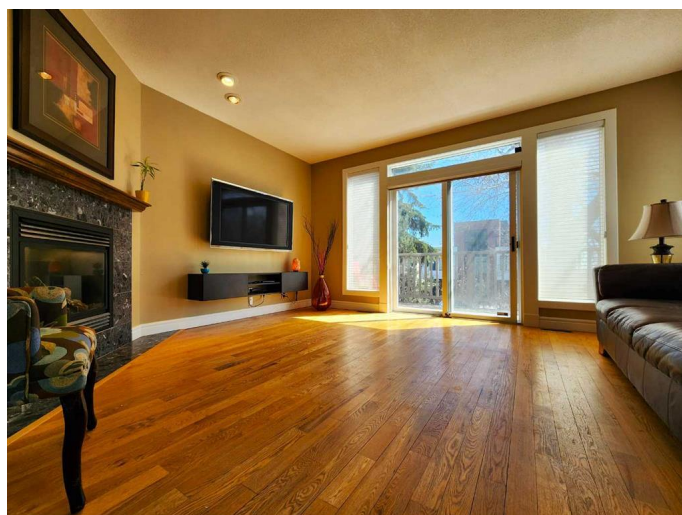
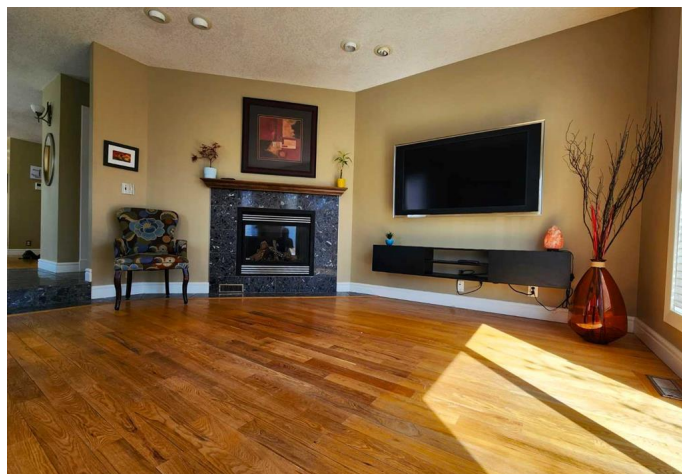
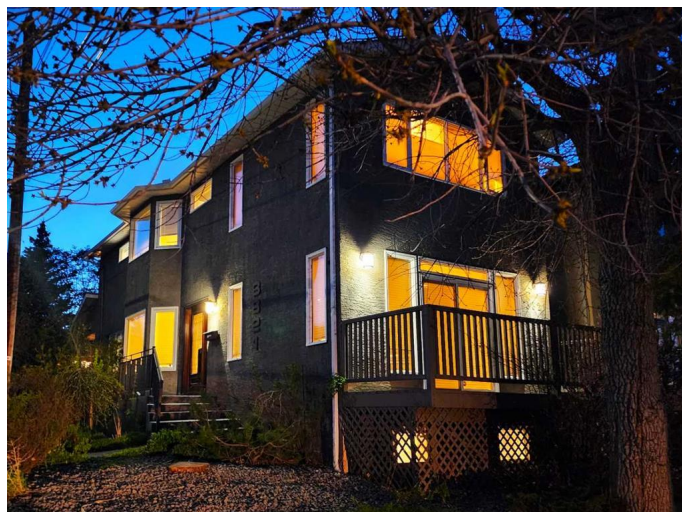
Altadore, Calgary, Alberta

With an east/west orientation, this well laid out home is flooded with light from sunrise to sunset. Start your day in the east facing primary bedroom with city views, vaulted ceilings, and ensuite complete with bath tub and shower. The bright and spacious living room has a fireplace and doors which open to a balcony. The kitchen with stainless steel appliances overlooks the sitting area, bright breakfast nook, and steps to the generous dining room and private west back yard. Two additional bedrooms complete the upper floor, with a 4-piece bath and Bosch laundry set. The professionally developed lower area has a large family room with wet bar, flex room, 3 piece bath and two storage areas. The private maintenance free back yard, is surrounded by mature trees and has an optional hot tub and double garage. Upgrades include real hardwood floors on the main level, stone counters, central vac and air conditioning. Located in the heart of Altadore close to great schools, shops, restaurants and services. Available for quick possession.

Built in 1991

## Essential Information

MLS® #	A2218827
Price	\$838,888
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3821 18 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Wet Bar, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Gentle Sloping, Low

	Maintenance Landscape, Private, Views, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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