

\$834,900 - 3248 18 Street Sw, Calgary

MLS® #A2220311

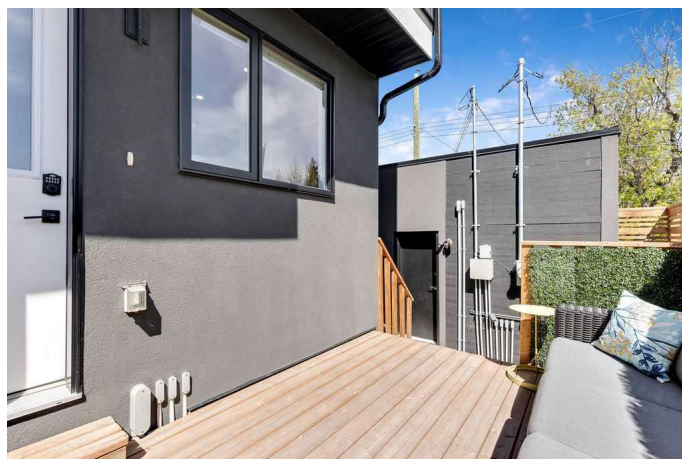
\$834,900

3 Bedroom, 5.00 Bathroom, 1,653 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Marda Loop! - Stylish and versatile end-unit townhome offering over 2,000 sq.ft. of thoughtfully designed living space in one of Calgary's most vibrant and walkable communities. Featuring 4.5 bathrooms and 4 bedrooms, 3 of which include walk-in closets and private ensuites. Open-concept main level showcases sleek design, wide plank hardwood, living room fireplace, large windows (LR with privacy film), and quality finishes; the perfect balance between comfort and sophistication. Fully developed lower level with a flexible entertaining area complete with a wet bar, spacious bedroom, 3pce bathroom, and storage. Second floor offers two generously sized bedrooms each with private ensuites, including a bright and serene primary retreat with large walk in closet. The top level features a loft-style bonus room, office or bedroom with a 4pce bathroom and access to a private rooftop patio with sweeping city and neighbourhood views. Single detached garage with an EV charger and private backyard entry—a rare inner city perk. Additional highlights include air conditioning, a no-maintenance rear fenced back deck, and low condo fees of just \$159/month. All this just steps from Marda Loop's best restaurants, caf s, shops, parks, and schools—this home delivers the ultimate blend of lifestyle, flexibility, and location in one of Calgary's most sought-after districts. Book a private showing or visit our Open House May 17th from 2-4pm. Thank you.



Built in 2019

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2220311 |
| Price | \$834,900 |
| Bedrooms | 3 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,653 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3248 18 Street Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 4T9 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Utilities | Electricity Connected, Natural Gas Connected, Garbage Collection, Cable Internet Access, Water Connected |
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Insulated, Secured, Single Garage Detached, In Garage Electric Vehicle Charging Station(s), Garage Faces Side, Owned |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage |

| | |
|-----------------|--|
| | Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting |
| Lot Description | Back Lane, Low Maintenance Landscape, Private, Street Lighting |
| Roof | Membrane, Flat |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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