

# \$1,099,900 - 3815 18 Street Sw, Calgary

MLS® #A2232957

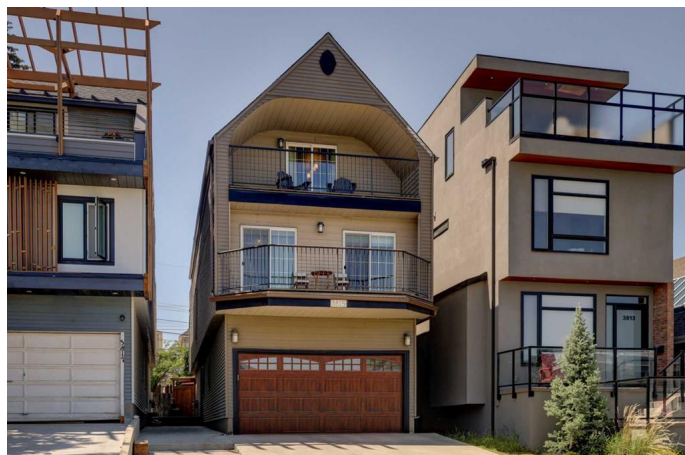
**\$1,099,900**

3 Bedroom, 3.00 Bathroom, 2,685 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to 3815 18th Street SW a one of a kind 3 story home in the desirable community of Altadore. Main floor features a huge chef's kitchen with tons of granite counter space with a 6 burner professional gas range, a center island with prep sink, a beverage counter with wine fridge and a built in nook with bench seating. Past the 2-piece powder room you will find the large bright dining/living room anchored with a wood burning fireplace, a wall of windows flood the area with natural light and a french door provides access to the private back patio and newly landscaped yard – an excellent extension of the living area, perfect for entertaining. The second level has a large family room with an additional wood burning fireplace, a functional laundry room, a 3 piece bathroom and two large bedrooms, both with sliders out to their east facing balcony and extensive views. Hardwood floors are featured though out the home. The 3rd level is completely dedicated to your primary suite with a large living/office space, a bedroom, a walk in closet and a 5 piece spa-like ensuite. There are 2 balconies – the east facing balcony with brilliant views of downtown and the west facing balcony with a relaxing Scandinavian style sauna. The Lower level flex room could easily be a 4th bedroom and there is ample storage in the utility room. Recent upgrades include 2 new furnaces, (2022) 2 new hot water tanks (2022) , new 40



yr shingles (2023) and new electrical panel w/200A (2024) . This is a solid well cared for home that is located on an incredibly quiet street that should not be missed.

Built in 1981

**Essential Information**

MLS® #	A2232957
Price	\$1,099,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,685
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	3815 18 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V2

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	French Door, No Smoking Home, Open Floorplan, Storage, Bookcases, Skylight(s)
Appliances	Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave,

	Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Wall/Window Air Conditioner, Disposal
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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