

3821 18 Street SW
Calgary, Alberta

MLS # A2218827



\$838,888

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Few Trees, Gentle Slope		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Vaulted Ceiling(s), Wet Bar		

Inclusions: the dresser on the east wall of the primary bedroom

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.