

1805 18 Street SW
Calgary, Alberta

MLS # A2341682



\$850,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1921 (105 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: couch in basement, all yard/gardening equipment, stand up freezer, beverage fridge in basement, bookshelf and storage table in basement, freestanding kitchen island

A Bankview original with undeniable design pedigree, this classic and eclectic Craftsman bungalow is a true standout. Search “Bankview High-Low Design” and this remarkable home appears among its celebrated features, having been showcased in no fewer than five distinguished design publications, including Apartment Therapy, Avenue Magazine, Dwell, The Globe & Mail and Western Living. A rare offering for design enthusiasts, gardeners and heritage aficionados alike. Set behind beautifully terraced gardens alive with established perennials and flowering shrubs, the home welcomes you with an inviting, neighbour-friendly front porch and an unmistakable sense of character. Inside, original architectural details have been thoughtfully preserved, including blonde oak hardwood flooring and soaring 9-foot ceilings on the main level. Two likely original Batchelder tile fireplaces have been recently restored to working condition—one enhanced with a new gas insert and the other with an electric light/heater. Three restored Arts & Crafts-era vintage light fixtures, each complemented by distinctive Meyda Tiffany shades, add another layer of authentic period charm. A cozy front-facing flex room overlooks the porch and offers exceptional versatility as a home office, reading room or additional bedroom. The inviting living room conceals a clever built-in cabinet, creating a delightful design surprise. A generously proportioned dining room—framed by designer Chiang Mai Dragon drapery by Schumacher and a charming statue nook—provides an elegant transition to the sophisticated chef’s kitchen, creating an exceptional setting for entertaining. Granite countertops, a substantial butcher-block island, sleek cabinetry, stainless-steel appliances and a cleverly concealed pantry combine style with function. The serene primary suite

features chic designer wallpaper, a statement light fixture and an expansive walk-in closet with abundant custom storage. The beautifully updated main bathroom offers a granite vanity and large, easy-access walk-in shower. The developed lower level extends the living space with a comfortable family room, additional bedroom and private ensuite bathroom featuring both a generous soaker tub and separate shower. Modern infrastructure has been seamlessly integrated, including a high-efficiency furnace, central air conditioning, water softener and on-demand endless hot water. Contemporary conveniences include LED lighting throughout, smart thermostat, smart light switches and Ring security cameras. Ideally positioned just steps from the energy, restaurants, caf  s and shops of 17th Avenue, this exceptional Bankview home offers a rare blend of heritage character, collected design, thoughtful updates and unmistakable personality. A truly special home for those who appreciate architecture, history and individuality.