

# \$759,000 - 1222 18a Street Ne, Calgary

MLS® #A2214191

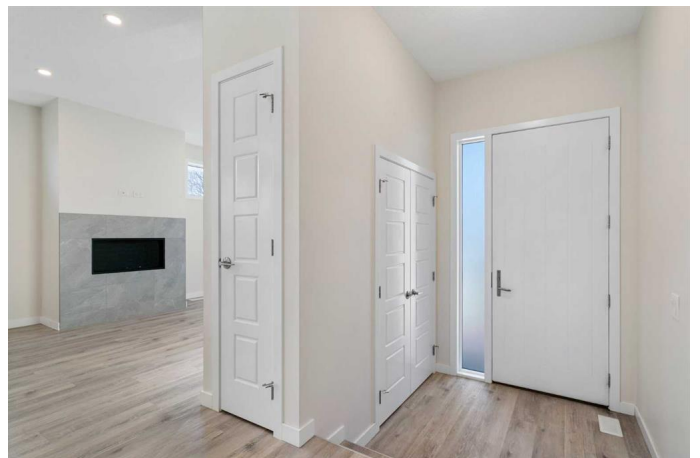
## \$759,000

4 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.07 Acres

Mayland Heights, Calgary, Alberta

Welcome to this stunning 2020-built home in the sought-after community of Mayland Heights, offering over 1850 sq. ft. above grade and an additional 826 sq. ft. of developed basement space. Step through the welcoming front entrance into the bright and spacious living room, where a cozy gas fireplace creates the perfect ambiance for relaxing evenings. Continue into the large chef's kitchen, a true centrepiece featuring a quartz waterfall island, stainless steel appliances, and a generous pantry. Just off the kitchen, the dining area is perfectly situated for entertaining, with easy access to the sunny east-facing backyard. Here, you'll find a deck and access to the double detached garage. The front yard is beautifully designed with artificial turf, ensuring minimal upkeep. Back inside, the main floor also includes a convenient 2-piece powder room. Heading downstairs, discover the expansive basement, complete with a wet bar pre-wired for a stove. This space offers incredible potential for an illegal suite (pending city approval) or a secondary kitchen for extended family. The large rec room and additional bedroom with its own 4-piece bathroom make this level perfect for guests or multi-generational living. Upstairs, you'll find two spacious secondary bedrooms and a stylish 5-piece main bathroom. The luxurious primary suite is a true retreat, boasting an expansive walk-in closet and a spa-like 5-piece ensuite. The convenience of an upper-level laundry room



completes this thoughtfully designed floor. Situated in Mayland Heights, this home combines suburban tranquillity with urban convenience. Enjoy easy access to major routes, including Deerfoot Trail, 16 Avenue, and downtown Calgary, making commutes a breeze. Donâ€™t miss the opportunity to make this incredible property your next home!

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214191               |
| Price          | \$759,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,857                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1222 18a Street Ne |
| Subdivision | Mayland Heights    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2E 4W5            |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 2                |
| Zoning         | RC-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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