

# \$784,000 - 1224 18a Street Ne, Calgary

MLS® #A2197536

**\$784,000**

4 Bedroom, 4.00 Bathroom, 1,856 sqft

Residential on 0.07 Acres

Mayland Heights, Calgary, Alberta

Welcome to this beautifully designed 2020-built home in the desirable community of Mayland Heights. Offering over 1855 sq. ft. above grade and an additional 827 sq. ft. of developed basement space, this home blends modern style with functional living. Step through the inviting front entrance into the bright and spacious living room, featuring a cozy gas fireplace—perfect for relaxing evenings. Continue into the chef’s kitchen, a true showpiece with a quartz waterfall island, stainless steel appliances, and a generous pantry. Just off the kitchen, the dining area is ideal for entertaining, with easy access to the sunny east-facing backyard. Outside, you’ll find a deck and access to the double detached garage, while the front yard is beautifully landscaped with low-maintenance artificial turf. Back inside, the main floor also features a convenient 2-piece powder room. Heading downstairs, discover the expansive basement, complete with a wet bar pre-wired for a stove, offering fantastic potential for a legal/illegal suite (pending city approval) or an additional kitchen for extended family. This level also includes a large rec room, a spacious bedroom, and a 4-piece bathroom, making it 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 bedroom is a true retreat, boasting a large



walk-in closet and a spa-inspired 5-piece ensuite. For added convenience, the laundry room is also located on the upper floor. Situated in Mayland Heights, this home offers easy access to Deerfoot Trail, 16 Avenue, and downtown Calgary, ensuring seamless commuting and access to nearby amenities. Don't miss out on this incredible opportunity—schedule your private showing today!

Built in 2020

### Essential Information

MLS® #	A2197536
Price	\$784,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,856
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1224 18a Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4W5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access, Garage Door Opener

# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Closet Organizers

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard, Garden

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 February 28th, 2025

Days on Market 61

Zoning RC-G

### Listing Details

Listing Office Real Broker

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