

**1224 18A Street NE**  
**Calgary, Alberta**

**MLS # A2197536**



**\$784,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mayland Heights  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                          |               |                  |
| <b>Size:</b>     | 1,856 sq.ft.   | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Low Maintenance Landscape   |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RC-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage |                   |      |

**Inclusions:** N/A

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!