

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

MLS® #A2197536

**\$784,000**

4 Bedroom, 4.00 Bathroom, 1,856 sqft

Single Family 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.  
Situating in Mayland Heights, this home offers  
easy access to Deerfoot Trail, 16 Avenue, and  
downtown Calgary, ensuring seamless  
commuting and access to nearby amenities.  
Donâ€™t miss out on this incredible  
opportunityâ€”schedule your private showing  
today! (id:36535)

Built in 2020

**Essential Information**

Listing #	A2197536
Price	\$784,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,856
Acres	0.07
Year Built	2020
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1224 18a Street Ne
Subdivision	Mayland Heights
City	Calgary
Province	Alberta
Postal Code	T2E4W5

**Amenities**

Amenities	Schools, Shopping
Features	Back lane, Closet Organizers, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door
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	opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement Type	Full (Finished)
Basement Development	Finished

## Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Courtesy Of Graham Terryberry Of Real Broker



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