

# \$1,550,000 - 112 18 Avenue Se, Calgary

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MLS® #A2232346

**\$1,550,000**

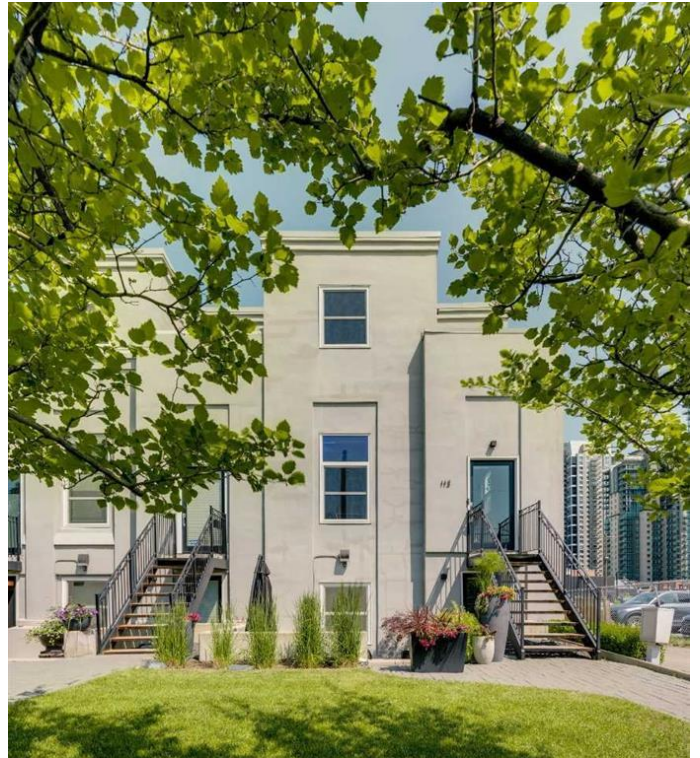
3 Bedroom, 4.00 Bathroom, 2,568 sqft

Residential on 0.05 Acres

Mission, Calgary, Alberta

OVER 250,000 SPENT ON RENOVATIONS AND IMPROVEMENTS | DOUBLE ATTACHED GARAGE PLUS 1 MORE ADDITIONAL PARKING STALL -Welcome to 112 18 ave SW-Exquisitely crafted and thoughtfully appointed, this inner-city treasure is bound to leave a lasting impression. Situated in the desirable Mission neighborhood, it offers the best of both worldsâ€”close proximity to downtown conveniences while still providing the expansive feel of a detached home and the lock-and-leave lifestyle of a townhome. With nearly 3,000 sq ft of finely developed living space, this remarkable property effortlessly fuses classic charm with contemporary flair. Featuring exposed concrete, sleek porcelain tile, and soaring 14-foot ceilings, the design channels a distinctive New York-style townhome vibe.

Perfect for both relaxed daily living and sophisticated entertaining, the interior is adorned with luxurious lighting fixtures from Pure Edge, Bocci, Artemide, and Tom Dixon. The open-concept layout includes a large dining area, a kitchen with an oversized island draped in waterfall quartz, a spacious sitting area, and an impressive wall of custom-built bookcases stretching from floor to ceiling. The powder room, tucked away just off the kitchen, stands out with its bold Andrea Marraccini wallpaper.



On the second floor, youâ€™ll discover three well-sized bedrooms, including the serene primary suite with its own ensuite bath, plus an additional 4-piece bathroom. The sunny primary suite is equipped with air conditioning, Sonos speakers, and eye-catching Bocci pendant lighting. The luxurious five-piece ensuite includes dual vanities, a deep soaker tub, and a glass-enclosed steam shower, creating a spa-like retreat. Step out onto the south-facing balcony to enjoy your morning coffee or take in the Stampede fireworks.

The fully developed walk-out basement features a spacious fitness room, an infrared 5-person sauna, a fourth bedroom, and a three-piece bath. Access to the double attached garage is via a mudroom with impressive floor-to-ceiling storage. Step outside to a south-facing sunken terrace complete with a fire pit, perfect for evening gatherings. Additionally, an extra parking stall at the rear of the unit offers an uncommon perk in downtown living. This home beautifully marries historic elements with cutting-edge design, offering the ultimate in modern urban living.? (maintenance fees include heat, water and sewer)

Built in 1949

**Essential Information**

MLS® #	A2232346
Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,568
Acres	0.05
Year Built	1949



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	112 18 Avenue Se
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K8

### Amenities

Amenities	Storage, Sauna
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Outside, Stall
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Soaking Tub, Wired for Sound, Metal Counters, Sauna
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Low Maintenance Landscape, Other
Roof	Tar/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	33

Zoning	M-C2
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## **Listing Details**

Listing Office	RE/MAX First
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