

# \$834,900 - 3248 18 Street Sw, Calgary

MLS® #A2220311

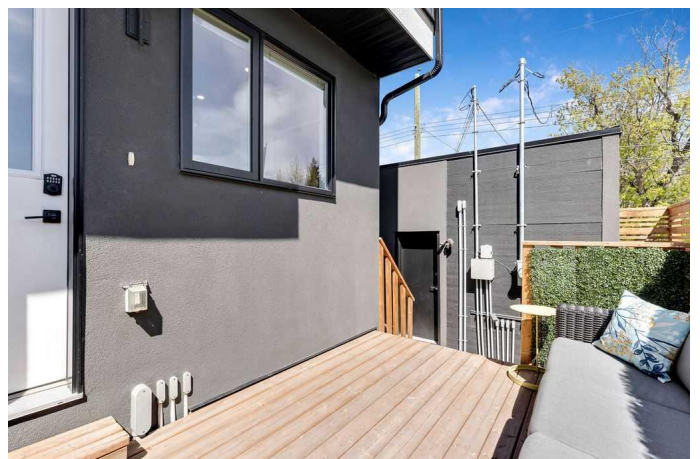
**\$834,900**

3 Bedroom, 5.00 Bathroom, 1,653 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Marda Loop! - Stylish and versatile end-unit townhome offering over 2,000 sq.ft. of thoughtfully designed living space in one of Calgary's most vibrant and walkable communities. Featuring 4.5 bathrooms and 4 bedrooms, 3 of which include walk-in closets and private ensuites. Open-concept main level showcases sleek design, wide plank hardwood, living room fireplace, large windows (LR with privacy film), and quality finishes; the perfect balance between comfort and sophistication. Fully developed lower level with a flexible entertaining area complete with a wet bar, spacious bedroom, 3pce bathroom, and storage. Second floor offers two generously sized bedrooms each with private ensuites, including a bright and serene primary retreat with large walk in closet. The top level features a loft-style bonus room, office or bedroom with a 4pce bathroom and access to a private rooftop patio with sweeping city and neighbourhood views. Single detached garage with an EV charger and private backyard entry—a rare inner city perk. Additional highlights include air conditioning, a no-maintenance rear fenced back deck, and low condo fees of just \$159/month. All this just steps from Marda Loop's best restaurants, cafés, shops, parks, and schools—this home delivers the ultimate blend of lifestyle, flexibility, and location in one of Calgary's most sought-after districts. Book a private showing or visit our Open House May 17th from 2-4pm. Thank you.



Built in 2019

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2220311      |
| Price          | \$834,900     |
| Bedrooms       | 3             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,653         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3248 18 Street Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4T9           |

## Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                                     |
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Cable Internet Access, Water Connected                                 |
| Parking Spaces | 2                                                                                                                                        |
| Parking        | Garage Door Opener, Insulated, Secured, Single Garage Detached, In Garage Electric Vehicle Charging Station(s), Garage Faces Side, Owned |
| # of Garages   | 1                                                                                                                                        |

## Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage                                                                                                                                                                            |

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
|                 | Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating         | In Floor, Forced Air, Natural Gas                                                    |
| Cooling         | Central Air                                                                          |
| Fireplace       | Yes                                                                                  |
| # of Fireplaces | 1                                                                                    |
| Fireplaces      | Gas, Living Room                                                                     |
| Has Basement    | Yes                                                                                  |
| Basement        | Finished, Full                                                                       |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Lighting                                                       |
| Lot Description   | Back Lane, Low Maintenance Landscape, Private, Street Lighting |
| Roof              | Membrane, Flat                                                 |
| Construction      | Stucco                                                         |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 4              |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.