

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

MLS® #A2220311

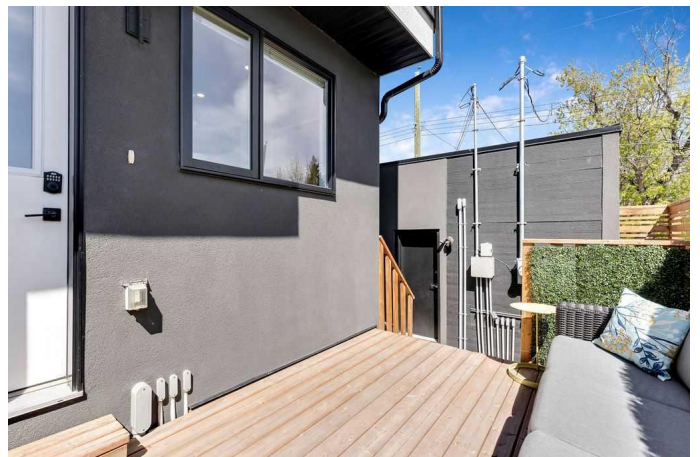
**\$834,900**

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, caf s, 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	9
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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