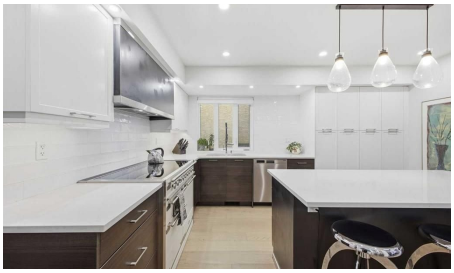
3817 18 Street SW

Calgary | Active | MLS® A2348172

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1981**	**2,854.04 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

OPEN HOUSE SATURDAY, NOVEMBER 21ST FROM 1-3 PM & SUNDAY, NOVEMBER 22ND FROM NOON - 2 PM. Located in sought after Altadore, this sun drenched 4 bedroom home was taken down to the studs and completely transformed in 2025, offering over 2,800 sq ft of impeccably reimagined living space plus a fully developed basement with beautiful summer kitchen. The main level features hardwood floors and an airy, open layout that highlights the inviting living and dining rooms, anchored by an impressive electric fireplace. The fully renovated kitchen is a standout, showcasing quartz countertops, a large island/eating bar, abundant storage, and new appliances-including an AGA induction range with three ovens and a custom range hood. A comfortable eating area is perfect for weekday meals. Completing the main level is a 2 piece powder room. The second level hosts a bright family room with a striking floor to ceiling fireplace, three generously sized bedrooms, and an updated 5 piece bath. The top level is dedicated entirely to the primary retreat, beginning with a spacious office/studio that opens onto a private deck finished with composite decking, sauna and a privacy screen. The serene primary bedroom offers a walk in closet and a luxurious 5 piece ensuite, along with access to a second private deck featuring panoramic city and downtown views. The fully developed basement extends the living space, including a family/media room with electric fireplace, a lovely summer kitchen, and a 3 piece bath. Additional upgrades include LED lighting throughout, central air conditioning, two high efficiency furnaces with two speed fans for year round comfort, new plumbing lines, and a new 200 amp electrical service. Exterior improvements feature Hardie board siding, a third floor pergola, architectural fins for added privacy and curb appeal, plus new gutters, downspouts, windows, and skylight. The sunny west backyard is designed for relaxation and entertaining, offering a cedar deck, updated landscaping, retaining walls, and fencing. A new driveway leads to the double attached garage, complete with a new insulated door and EV charger. This prime Altadore location is unbeatable - steps to scenic River Park, excellent schools, vibrant Marda Loop, shopping, public transit, and offering quick access to downtown via 14th Street.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348172
Bedrooms	4
Bathrooms	4
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,854.04 sq. ft.
Main Level Finished Area:	809.12 sq. ft.
Upper Level Finished Area:	2,044.93 sq. ft.
Below Grade Finished Area:	795.57 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2901P
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Composite Siding, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Induction Range, Second Rangehood, Second Fridge, TV Mount & EV Charger in Garage
Restrictions:	None Known
Main Floor	Dining Room · 9'4" × 5'4" ·
Main Floor	Kitchen · 15'11" × 14'2" ·
Main Floor	Breakfast Nook · 9'1" × 5'4" ·
Main Floor	Living Room · 15'11" × 13'10" ·
Upper Level	Bedroom · 14'6" × 9'3" ·
Upper Level	Bedroom · 13'7" × 8'3" ·

Upper Level	Bedroom · 17'11" × 8'3" ·
Upper Level	Bonus Room · 18' × 13' ·
3rd Floor	Bedroom - Primary · 17'11" × 16'1" ·
3rd Floor	Walk-In Closet · 6'11" × 6'8" ·
3rd Floor	Flex Space · 20'9" × 11'2" ·
Basement	Game Room · 18'5" × 14'11" ·
Basement	Kitchen · 11'7" × 4'11" ·
Basement	Furnace/Utility Room · 18'6" × 17'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Pergola, Rooftop Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3817-18-street-sw-calgary-a2348172/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.