

\$679,900 - 6406 18a Street Se, Calgary

MLS® #A2108419

\$679,900

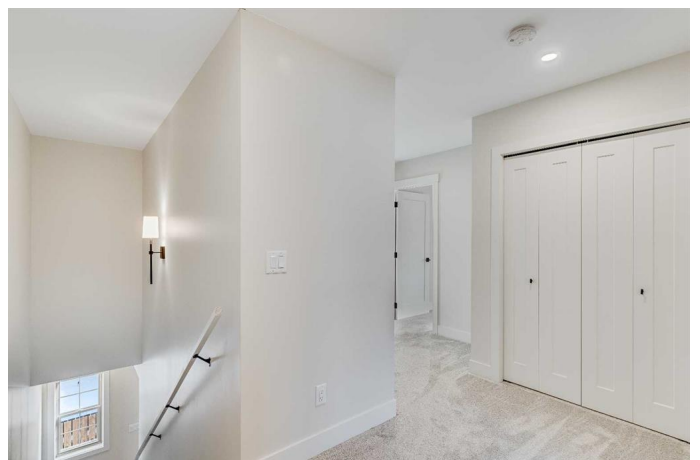
4 Bedroom, 4.00 Bathroom, 1,572 sqft

Residential on 0.16 Acres

Ogden, Calgary, Alberta

BRAND NEW Quick Possession townhomes in Millican Hill Villas of Lynnwood.

Victorian-inspired raised entry 2 storey units EACH with 3 bedrooms 2.5 baths up, and 2 bed 1 bath LEGAL GARDEN SUITES (lower level), and one TITLED single detached garage. SELLING FAST! ONLY TWO UNITS LEFT - both are END units, and all are near completion, ready for closing early 2024. The upper level spans approx 1,600 sq ft plus the 750 sq ft (approx) fully self-contained basement suite (legal) that has separate laundry and its own private entrance. Open concept floorplan creates a space catered to spending quality time with friends and family. Insta-gram worthy kitchen boasts luxurious quartz countertops, extended height cabinets, large centre island, and lots of storage for all your cooking gadgets and spices. Every unit includes a high-end 5 appliance package (dishwasher, gas stove, refrigerator, washer & dryer). Interior is finished with timeless high quality finishes such as tiled bathrooms, tube shower surrounds, upgraded frameless glass in Primary ensuite, shared on-demand hot water, separate HVAC, heated concrete floors in the garden suites, commercial waterproof laminate flooring and easy care stain-master carpets, throughout the homes. There's still time to select type of flooring in basement level. Solid exterior is constructed of Hardie board with cedar shake end gables. There will be professional management company in place to take care of the condo corporation



details. The building is conveniently located within walking distance to the future green line LRT station, walking paths and off-leash dog parks, and easy access to major highways. This community features an indoor rink, outdoor swimming pool, tennis courts, several schools, and various shops & dining options. Tour the show suite (unit 6406 shown in the photos) to experience firsthand the quality and craftsmanship only offered by Heirloom Homes.

Built in 2024

Essential Information

MLS® #	A2108419
Price	\$679,900
Sold Price	\$657,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,572
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	6406 18a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0N3

Amenities

Amenities	None
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Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	April 3rd, 2024
Days on Market	47
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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