

\$669,900 - 6641 18 Street Se, Calgary

MLS® #A2108644

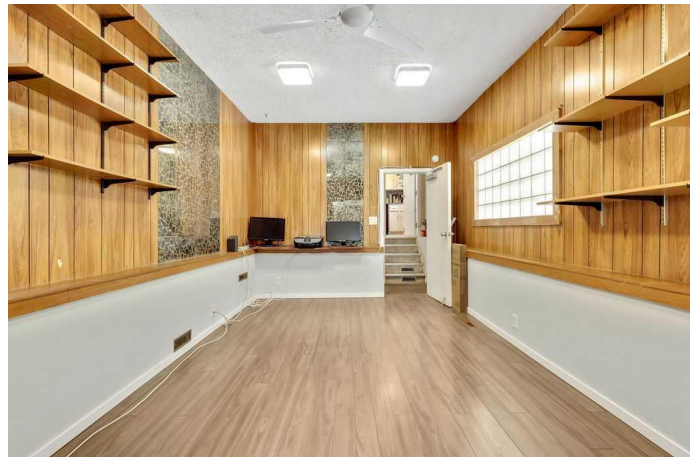
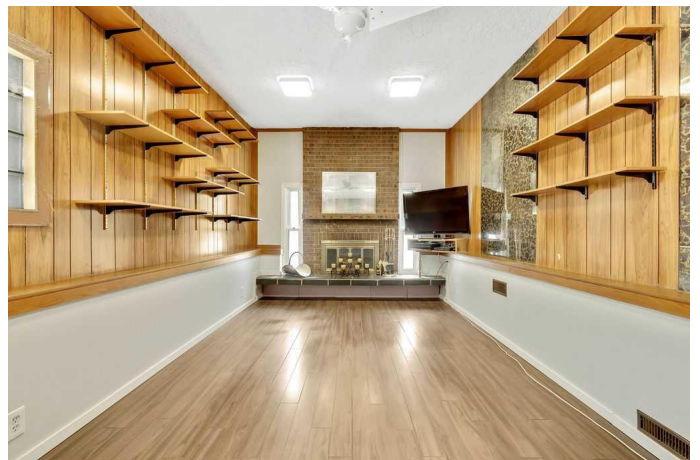
\$669,900

4 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Backing onto Lynnwood Ridge Park. Versatile 2 BEDROOM LEGAL SUITE opportunity with huge HOME OFFICE space whether you're looking for a solid revenue/investment property or a 'live up, rent down' arrangement. Here is a 1339 sq ft bungalow with a legal 2 bedroom basement suite with appliances, built to code, with a separate side entrance adding significant income potential. The main level has 2 large bedrooms, living room, dining room with patio doors leading to a deck, a kitchen situated at the back, and a family room with a wood-burning fireplace. There's a convenient doggie door leading to the fully fenced backyard. The den in the lower level is perfectly set up for a home office or a home-based business, providing complete separation from the main house or the legal basement suite. This setup offers the opportunity to have someone assist with the mortgage by renting downstairs while running a business in the same complex. The legal suite has its own address, 6641B, with its own mail slot. Shared laundry between the two suites. This home has 2 hot water tanks, 40 gal each (2018) and two furnaces (inspected by Action Furnace in March 2024). Recent updates include new roof (2011), new garage roof (2016), new windows (2017), new flooring in den (2017) new kitchen/dining room/stairs/bathroom flooring (2015), new tub & surround (2015), new shed (2016), new pot lights kitchen & living room (2017), new RV parking (2016), natural gas bbq hookup, new



RV electrical (2017). The fully fenced backyard features a dedicated RV outlet, similar to what you'd find at a campsite. There is a fire pit to enjoy in the backyard for cozy evenings outdoors. Double detached garage at the back with alley access. Expansive green space at the back offers a serene and picturesque spot for relaxation, outdoor activities, and a pleasant environment for leisurely strolls. Beautiful tree-lined street adds to the curb appeal of this charming bungalow and with the new Green Line LRT being built you are only a few steps to three different bus routes! Mid-April possession can be given.

Built in 1955

Essential Information

MLS® #	A2108644
Price	\$669,900
Sold Price	\$655,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6641 18 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0M7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2024
Date Sold	April 8th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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