

\$399,900 - 6234 18a Street Se, Calgary

MLS® #A2115755

\$399,900

1 Bedroom, 2.00 Bathroom, 709 sqft
Residential on 0.14 Acres

Ogden, Calgary, Alberta

I'm thrilled to share with you an exceptional opportunity that has emerged within the heart of Calgary, a gem nestled in the vibrant and rapidly evolving neighbourhood of Ogden. Imagine the possibilities that await with a sprawling 50-foot wide lot, a canvas for your dreams in a community where the value lies deeply rooted in the land itself.

Ogden, with its rich history and promising future, is undergoing an incredible transformation, blossoming into a hub of modern living while retaining its cherished sense of community and warmth. This particular lot represents not just a piece of land but a gateway to endless possibilities. Whether you dream of building a custom family home tailored to your every desire, or you see the potential for a savvy investment in a neighbourhood on the rise, this opportunity is a rare find in Calgary's real estate market.

The value of this land transcends its physical attributes. It lies in the morning hellos from friendly neighbours, the laughter of children playing in nearby parks, transit and the convenience of being so close the city's best amenities while still offering a tranquil retreat from the hustle and bustle. Ogden is a community where life's moments are savoured, where the future is as bright as the city skyline that frames it.

This lot is your canvas in a community where



the past and future merge seamlessly, offering a lifestyle that many seek but few find. Here, you're not just buying land; you're investing in a lifestyle, a community, and a future teeming with potential.

I am personally moved by the promise that Ogden holds for our clients. Its story is one of growth, renewal, and boundless potential, and this lot embodies every facet of that journey. Let's embark on this adventure together, crafting a space that echoes your dreams and aspirations. Amazing Opportunity to own this property, being sold as-is and should be considered as land value only. Seller makes no warranties or representations about the condition of the property or its contents.

Built in 1949

Essential Information

MLS® #	A2115755
Price	\$399,900
Sold Price	\$430,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	709
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6234 18a Street Se
Subdivision	Ogden
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2C 0N1

Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	None
Heating	Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other

Additional Information

Date Listed	March 23rd, 2024
Date Sold	March 24th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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