

\$549,900 - 7023 18 Street Se, Calgary

MLS® #A2119895

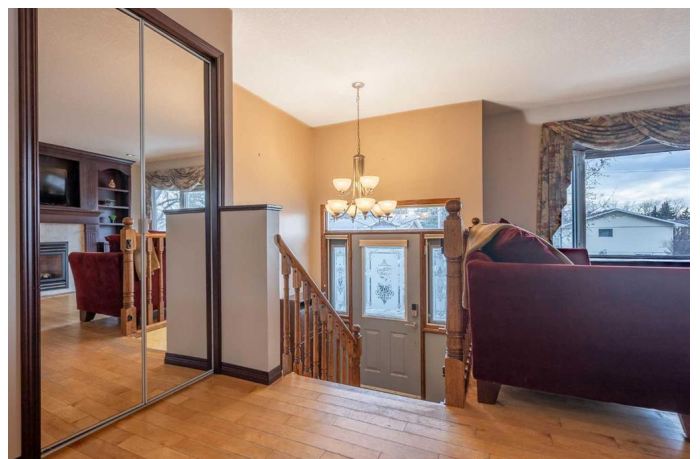
\$549,900

3 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.11 Acres

Ogden, Calgary, Alberta

WELCOME TO YOUR NEW HOME IN LYNNWOOD! Nestled in the charming neighbourhood of Lynnwood. This stunning bilevel property offers a beautiful blend of style, functionality, and convenience. Step inside to discover an inviting open concept layout, crafted for modern living. Boasting 2 bedrooms upstairs and 1 bedroom downstairs, along with 2 full baths, this home provides ample space for families and great for entertaining. As you enter, you'll be greeted by the warmth of the main floor solid birch hardwood, exuding timeless character and charm. Prepare to be wowed by the renovated chef kitchen, featuring custom built-in cabinetry, premium granite countertops, and a gas stove with a custom hood fan. With an abundance of counter space, meal prep and entertaining are a breeze. The adjacent living room showcases the same custom cabinetry built-ins around a cozy gas fireplace, creating the perfect ambiance for gatherings with loved ones. The primary suite and second bedroom are generously sized, offering comfort and relaxation. An updated 4-piece bath completes the main level, providing both style and convenience. Descend to the lower level, where you'll find a spacious third bedroom, a convenient 3-piece bath, and a huge recreation room ideal for family movie nights or hosting guests. The laundry and utility room provides plenty of storage. Additional features of this exceptional property include a 2-year-old air conditioner, newer furnace, and



a hot water tank replaced in 2023. The home also boasts newer windows, ensuring energy efficiency and aesthetic appeal. Outside, the massive front driveway provides parking for at least 4 vehicles, leading to an oversized detached garage built in 2008. This heated garage is wired with 220v, features a sub-panel, and offers mezzanine storage with drop ladder access, making it the ultimate man-cave or workshop space. Enjoy outdoor living to the fullest with a partial PVC fencing in the west backyard, a convenient dog run, patio, and plenty of room to play. The location couldn't be more perfect, with schools, the Millican Ogden Community Centre, Arena, Outdoor pool, off-leash dog park, essential amenities all within walking distance. Easy access to the City's pathway system and major roadways makes commuting around Calgary a breeze. Don't miss your chance to make this your forever home. Schedule a viewing today!

Built in 1973

Essential Information

MLS® #	A2119895
Price	\$549,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7023 18 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1K2

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Detached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	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	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Lawn, Low Maintenance Landscape, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 12th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

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