

\$599,900 - 6618 18 Street Se, Calgary

MLS® #A2162673

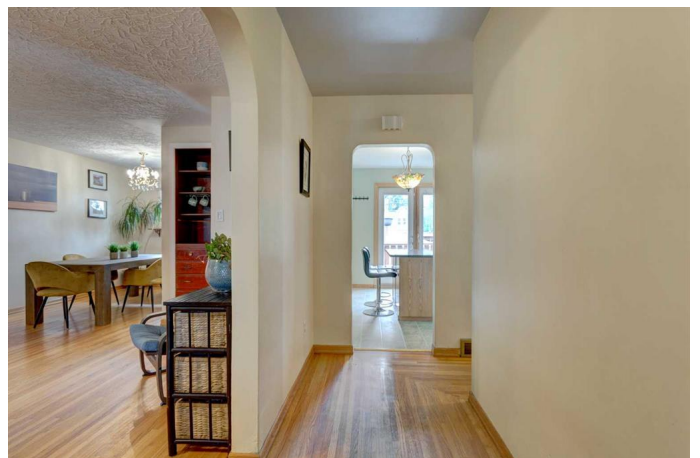
\$599,900

5 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Welcome to this very well cared for raised bungalow with a great floor plan, 3 bedrooms on the main level, a 2 bedroom illegal basement suite, central A/C, oversized heated double garage with driveway and carport, and a spacious east-facing yard. Excellent location within the community on a quiet tree-lined street, just steps away from Lynnwood Ridge Park & Playground. Several updates have been completed to this family home over the past few years including new roof shingles on the house (2022), new furnace (2018), furnace and ducts were all just cleaned Sept 2024, and updated windows. The well laid out main floor offers a front living room with wood burning fireplace, spacious dining area with window facing the yard, kitchen with granite countertop, island seating for two and a pantry, plus 3 bedrooms, and a full bathroom. The fully finished basement is a 2 bedroom illegal suite (with separate entrance) containing a full bathroom, kitchen, living room with wood burning fireplace, and flex room that is perfect for a dining space or office. Shared laundry and utility room with space for storage completes the basement level. The oversized, heated garage offers space for two vehicles plus plenty of extra room for storage, bikes, etc, and the covered carport plus rear driveway provides space for extra parking. Beautiful perennials throughout the front and back yards, established raspberries and saskatoon bushes, spacious rear deck, and charming fire pit area. Walking distance to



playgrounds, schools, groceries, a pharmacy, Beaver Dam Flats and the Bow River pathway system. You do not want to miss out on the opportunity to call this home yours!

Built in 1957

Essential Information

MLS® #	A2162673
Price	\$599,900
Sold Price	\$632,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6618 18 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0M6

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Heated Garage, Oversized, Carport

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 24th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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