



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6415 18A Street, Calgary T2C 0N4**

MLS® #: **A2160018**

Area: **Ogden**

Listing Date: **08/31/24**

List Price: **\$559,900**

Status: **Pending**

County: **Calgary**

Change: **-\$39k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1946**

Finished Floor Area  
Abv Sqft: **803**  
Low Sqft:  
Ttl Sqft: **803**

DOM

**18**  
Layout  
Beds: **3 (2 1)**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Landscaped, Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Mid Efficiency, Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit, Garden, Permeable Paving, Private Yard**

Construction: **Stucco, Wood Frame**  
Flooring: **Hardwood, Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **Laminate Counters, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6'3" x 11'7"
Dinette	Main	6'10" x 13'11"
3pc Bathroom	Main	5'1" x 7'5"
Bedroom - Primary	Main	10'2" x 11'11"
Laundry	Basement	9'6" x 12'1"
Storage	Basement	4'9" x 9'5"
Bedroom - Primary	Basement	9'6" x 11'9"

Room	Level	Dimensions
Living Room	Main	10'0" x 13'11"
Kitchen	Main	11'4" x 10'10"
Bedroom	Main	10'0" x 8'0"
Mud Room	Main	6'1" x 5'6"
2pc Bathroom	Basement	3'11" x 6'3"
Family Room	Basement	16'4" x 10'1"
Storage	Basement	6'11" x 13'10"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2515AM**

**R-C2**

Remarks

Pub Rmks:

**Located on a canopy like tree lined street. This recently renovated charming home with a tranquil backyard oasis. This well-maintained property is ready for a new owner to take pride in. The main floor offers an open concept layout with the spacious living room / dining area featuring refinished hardwood floors a vintage fireplace and a striking stone accent wall. The kitchen has been recently updated with ample storage space and modern stainless-steel appliances. 2 generously sized bedrooms with hardwood floors and a renovated 3-piece bathroom complete the main level. The lower level features a large flex room with unique character a bedroom a two-piece washroom and multiple storage areas. The highlight of the property is the secluded backyard showcasing a new deck, a sizeable patio and a peaceful flower garden with a charming fountain and lush green space which needs to be seen to feel the ambiance. Additionally, there is a single car garage and parking. Roof is 2 years old, hot water tank is recent, furnace is in good condition and the electrical has been all upgraded. The property lies on 2 subdividable lots. Come and enjoy your new urban oasis!!!**

Inclusions:

Property Listed By:

**Leather couch & chair in basement, firepit, patio fridge, gazebo frame, fountain, swing on front lawn, garden shed,  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













