



THE
A-TEAM

**RE/MAX
FIRST**

6618 18 Street, Calgary T2C 0M6

MLS®#: **A2162673**

Area: **Ogden**

Listing Date: **09/12/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Finished Floor Area

Abv Sqft: **1,184**

Low Sqft:

Ttl Sqft: **1,184**

Lot Information

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

Lot Shape:

DOM

7

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,See Remarks**

Park Feat: **Alley Access,Carport,Double Garage Detached,Driveway,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,See Remarks,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`4" x 5`2"
Bedroom	Main	11`4" x 9`6"
Foyer	Main	5`5" x 4`1"
Living Room	Main	18`4" x 14`3"
4pc Bathroom	Basement	9`3" x 5`0"
Family Room	Basement	16`7" x 14`3"
Laundry	Basement	12`11" x 7`5"

Room	Level	Dimensions
Bedroom	Main	11`4" x 8`1"
Dining Room	Main	12`8" x 11`6"
Kitchen	Main	12`7" x 12`4"
Bedroom - Primary	Main	12`3" x 9`0"
Bedroom	Basement	12`9" x 8`2"
Kitchen	Basement	13`0" x 9`1"
Game Room	Basement	12`10" x 10`2"

Bedroom **Basement** **13`0" x 12`8"** Legal/Tax/Financial

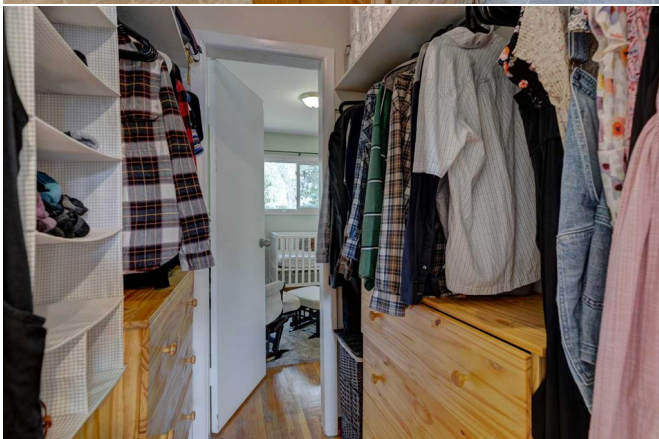
Title: Zoning: **R-CG**
Fee Simple
Legal Desc: **2515AM** Remarks

Pub Rmks: **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!**

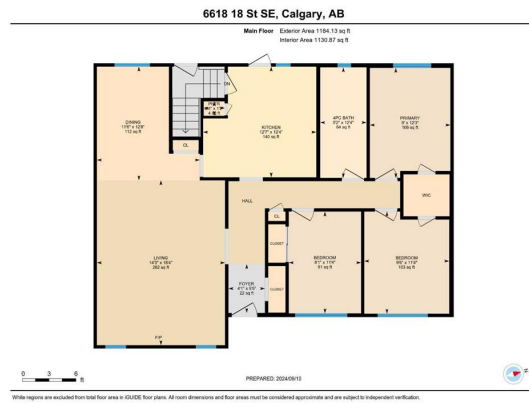
Inclusions: **Basement Refrigerator, Basement Electric Stove, Basement Microwave, TV Mount, Firewood**
Property Listed By: **RE/MAX Realty Professionals**

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









White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.