

7143 18 Street, Calgary T2C1K2

MLS® #: **A2167566** Area: **Ogden** Listing Date: **09/22/24** List Price: **\$590,000**  
 Status: **Pending** County: **Calgary** Change: **-\$9k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1973**  
Lot Information  
 Lot Sz Ar: **5,360 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,078**  
 Low Sqft:  
 Ttl Sqft: **1,078**

DOM  
**60**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,Irregular Lot,Level**  
 Park Feat: **Double Garage Detached,Driveway,Heated Garage,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**  
 Sewer: Ext Feat: **Private Yard,Storage** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Ceiling Fan(s),Dry Bar,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`11" x 12`6"	Dining Room	Main	9`1" x 9`3"
Kitchen	Main	13`3" x 12`7"	4pc Bathroom	Main	4`11" x 8`1"
Bedroom - Primary	Main	11`1" x 12`7"	2pc Ensuite bath	Main	4`11" x 4`1"
Bedroom	Main	9`0" x 9`1"	Bedroom	Main	9`7" x 9`0"
Game Room	Basement	37`11" x 10`11"	Den	Basement	11`6" x 13`0"
3pc Bathroom	Basement	6`6" x 10`3"	Furnace/Utility Room	Basement	17`5" x 13`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**731388**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Looking for LOCATION? This well-cared-for home on a CORNER LOT in Ogden offers a unique blend of historic charm and modern amenities. The main floor features a semi-open layout, perfect for entertaining. The fully renovated kitchen showcases beautiful wood countertops, matte black cabinetry, and a striking matte black sink. The backsplash features rustic brick, adding character and warmth to the space. Durable laminate flooring flows throughout the main living areas. The main floor includes three bedrooms, highlighted by a primary bedroom with a 2pc en-suite. There are two versatile second bedrooms that could also serve as den or office spaces. A 4pc family bathroom is conveniently located on the main floor. Step outside to the spacious deck, ideal for gatherings and accommodating outdoor dining setups. Outside, you'll also find a generously sized shed provides ample storage, while the green space in the yard is perfect for children to play or for pets to roam. The large HEATED double detached garage is ideal for a workshop or additional storage. The fully finished lower level offers new carpet, a third bedroom and a 3pc bath, along with a cozy family room featuring a wood burning fireplace and a retro-style bar—perfect for entertaining or relaxing. Laundry facilities are also located in the basement. Ogden's fantastic location enhances this property, with easy access to schools, parks, and walking paths. Enjoy nearby dining options and the convenience of LRT access for seamless commutes. With proximity to Deerfoot Trail and QE2, this vibrant community is perfect for those seeking an active lifestyle, including access to off-leash parks for dog owners. Don't miss the chance to call this beautiful property your home!**

Inclusions:  
Property Listed By:

**None**  
**Greater Calgary Real Estate**

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









