

# \$599,900 - 6435 18a Street Se, Calgary

MLS® #A2206790

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Located in the rapidly growing community of Ogden, this fully developed home on a 50x120 lot offers incredible investment potential! Featuring a legal basement suite with 2-bedroom, 1-bathroom with a separate side entrance, this property is perfect for generating rental income or multi-generational living.

The main level boasts 3 spacious bedrooms, while the quad detached garage (heated and insulated) with tandem parking provides ample space for vehicles, storage, or a workshopâ€”an investorâ€™s dream! Enjoy the perks of central air conditioning, a picturesque tree-lined street, and an unbeatable central location just minutes from downtown. Conveniently close to Lynwood Park, schools, public transit, grocery stores, and other amenities, this home is situated in an up-and-coming neighbourhood with strong future growth potential. Whether you're looking for an income-generating property or a home with mortgage-helper potential, this one is a must-see

Built in 1952

## Essential Information

MLS® #	A2206790
Price	\$599,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,268
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6435 18a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0N4

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Heated Garage, Insulated, Quad or More Detached, Tandem
# of Garages	4

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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