



## 6424 18 Street Calgary Alberta

\$625,000

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** 5 Bed / 2 Full Bath home Located on a tree-lined street ACROSS FROM 6 ACRE PARK, this charming 5-bed renovated, well-maintained bungalow in Ogden boasts plenty unique features is ready for a new owner to take pride in. It boasts a versatile living space with a 2-bed illegal basement suite, perfect for families or investors. The home has undergone numerous renovations, updates, and upgrades over the years, such as Hardie board exterior, updated outdoor areas, updated roof, HVAC, tankless water heater, updated windows, and insulation, and its meticulous maintenance is evident throughout. Boasting outstanding curb appeal, including a large WEST-FACING front deck with views of the green space and playground, it makes a standout in the neighbourhood! Inside, you'll find REFINISHED HARDWOOD FLOORS with no creaks, built-in shelving with GRANITE counters, and a well-appointed kitchen with STAINLESS STEEL appliances and a gas range. The main floor includes a SPACIOUS PRIMARY BEDROOM, 2 additional bedrooms, and a 4-piece bathroom with a FLOATING VANITY and quartz counters. The basement features a separate entrance to use the basement. It is configured as a 2-bed illegal suite, with an open-concept kitchen, living and dining area, and a 3-piece ensuite with laundry setup. EXTERIOR LIGHTING enhances convenience and security with automatic soffit lights at the back and motion-activated lights along the side of the house. A switch inside the home controls the front soffit lights. Located in the historic community of Ogden, this home enjoys easy access to Glenmore and Deerfoot Trails, excellent schools, Lynnwood Park, and nearby pathways along the Bow River. Ogden is perfect for nature lovers and golfers, and it is near the Inglewood Bird Sanctuary and Golf Course. Recently developed Quarry Park is only a 5-minute drive South...

Bedroom 9.92 Ft x 9.42 Ft

Bedroom 13.83 Ft x 10.83 Ft

Kitchen 18.92 Ft x 9.42 Ft

Recreational, Games room 19.00 Ft x 10.50 Ft

3pc Bathroom Measurements not available

Kitchen 10.17 Ft x 8.83 Ft

Dining room 10.67 Ft x 10.25 Ft

Primary Bedroom 10.33 Ft x 10.08 Ft

Bedroom 10.17 Ft x 10.17 Ft

Bedroom 10.00 Ft x 10.50 Ft

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Listing Presented By:



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Living room 12.50 Ft x 12.00 Ft

4pc Bathroom Measurements not available