



## 6051 18 Street Calgary Alberta

\$559,900

This unique 4-level split home, located in the serene and family-friendly Millican Estates of Ogden, offers a fantastic blend of character, convenience, and potential for growth. Set on an expansive R-C2 zoned corner lot, the property provides both privacy and the opportunity for future multi-family development. Spanning 1,353.25 sq ft on the main level, this home features 3 bedrooms and two full baths. The third floor offers a charming loft area that can be utilized as a cozy reading nook, home office, or creative space, while the partially developed basement includes a large recreation room and a 4th bedroom. The home's layout is enhanced by a wood-burning fireplace, beautiful laminate flooring throughout, on an East facing orientation allows ample natural light to flow in. The property's exterior is equally appealing, featuring a large, sun-filled yard ideal for gardening, outdoor activities, or relaxing with family and friends. Oversized double detached garage is accompanied by a spacious parking pad with room for an RV or trailer. Additionally, planned architectural drawings previously submitted for a duplex or a small carriage house are available in supplements, providing a fantastic opportunity for those looking to expand. Its location on a quiet street enhances the sense of peace and privacy, while being just a few steps from Lynnvew Park and scenic walking paths along the Bow River provides plenty of opportunities for outdoor recreation. For those with an active lifestyle, the area includes numerous parks, off-leash dog parks, tennis and pickleball courts, and a nearby recreation center complete with an outdoor pool and ice rink. Conveniently located, this home is a short distance to both elementary and junior high schools, making it a perfect choice for families with children. The property is also just a short 15-minute drive to downtown Calgary, even du...

Bedroom 11.67 Ft x 12.08 Ft

Recreational, Games room 6.75 Ft x 16.33 Ft

Laundry room 8.42 Ft x 10.75 Ft

Family room 10.75 Ft x 16.00 Ft

Bedroom 8.58 Ft x 9.42 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft

Kitchen 9.00 Ft x 10.50 Ft

Dining room 6.50 Ft x 6.75 Ft

Other 3.92 Ft x 5.33 Ft

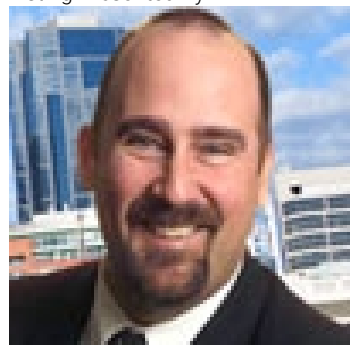
Primary Bedroom 10.83 Ft x 16.00 Ft

Bedroom 8.67 Ft x 9.25 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Grand Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

