



# 6404 18A Street Calgary Alberta

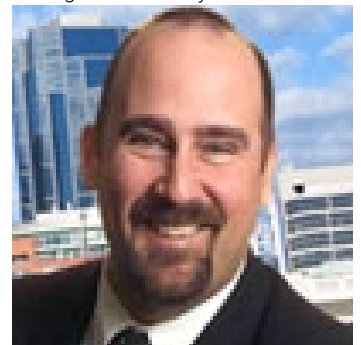
\$655,000

BRAND NEW Quick Possession townhomes in Millican Hill Villas of Lynnwood. Victorian-inspired raised entry 2 storey units EACH with 3 bedrooms 2.5 baths up, and 2 bed 1 bath LEGAL GARDEN SUITES (lower level), and one TITLED single detached garage. SELLING FAST! Three units left of 4 units total and all are near completion, ready for closing early 2024. The upper level spans approx 1,600 sq ft plus the 750 sq ft (approx) fully self-contained basement suite (legal) that has separate laundry and its own private entrance. Open concept floorplan creates a space catered to spending quality time with friends and family. The living room and dining room perfectly laid out adjacent to the kitchen allows for a good flow of conversation in either of the rooms. Insta-gram worthy kitchen boasts luxurious quartz countertops, extended height cabinets, large centre island, and lots of storage for all your cooking gadgets and spices. Every unit includes a high-end 5 appliance package (dishwasher, gas stove, refrigerator, washer & dryer). Interior is finished with timeless high quality finishes such as tiled bathrooms, tube shower surrounds, shared on-demand hot water, separate HVAC, heated concrete floors in the garden suites, commercial waterproof laminate flooring and easy care stain-master carpets, throughout the homes. There's still time to select type of flooring in basement level. Solid exterior is constructed with James Hardie board with cedar shake end gables. There will be professional management company in place to take care of the condo corporation details. The building is conveniently located within walking distance to the future green line LRT station, walking paths and off-leash dog parks, and easy access to major highways. This community features an indoor rink, outdoor swimming pool, tennis courts, several schools, and various shops & dining options. Tour the show sui...

Kitchen 16.25 Ft x 9.75 Ft  
 Living room/Dining room 16.25 Ft x 11.00 Ft  
 Laundry room 4.92 Ft x 3.17 Ft  
 Primary Bedroom 10.92 Ft x 10.00 Ft  
 Bedroom 10.00 Ft x 7.25 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Kitchen 11.58 Ft x 11.50 Ft  
 Dining room 17.58 Ft x 8.50 Ft

Living room 17.58 Ft x 12.00 Ft  
 2pc Bathroom 7.25 Ft x 3.50 Ft  
 Laundry room 3.17 Ft x 2.92 Ft  
 Primary Bedroom 14.92 Ft x 9.67 Ft  
 Bedroom 10.42 Ft x 10.33 Ft  
 Bedroom 10.92 Ft x 8.92 Ft  
 4pc Bathroom 8.00 Ft x 4.92 Ft  
 3pc Bathroom 6.08 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY

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