

# \$469,900 - 6217 18a Street Se, Calgary

MLS® #A2229629

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.08 Acres

Ogden, Calgary, Alberta

Welcome to this fantastic 3-bedroom, 3-bathroom, 2-storey home offering 1,200+ sq ft of well-maintained, move-in ready living space—perfect for first-time buyers or those looking to live closer to the downtown core. The main floor features a bright and spacious family room with a charming bay window, a white kitchen with newer stainless steel appliances, plenty of cupboard and counter space, a pantry, and a cozy dining nook. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a generously sized primary bedroom that easily fits a king-sized bed, complete with a walk-in closet and private ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. Enjoy the sunny west-facing backyard, complete with a deck, gazebo with privacy screens, fire pit, shed, and parking pad—ideal for a future garage. Additional highlights include laminate flooring throughout (no carpet!), newer shingles (2020), a new hot water tank (2022), and a recently serviced furnace. The undeveloped basement offers great potential with roughed-in plumbing for a future bathroom. Located close to shopping, schools, major roadways (Glenmore and Deerfoot), and the upcoming LRT station, this home is in great condition and combines comfort, value, and convenience—with no condo fees!

Built in 2003



## Essential Information

MLS® #	A2229629
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,205
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	6217 18a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0N2

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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