# \$624,900 - 6435 18a Street Se, Calgary

MLS® #A2206790

## \$624,900

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 investor'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



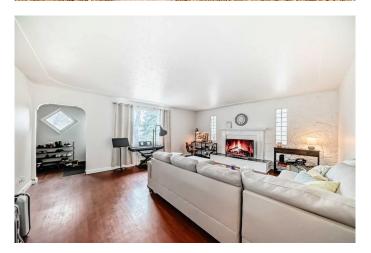
# **Essential Information**

MLS® # A2206790 Price \$624,900

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 Heated Garage, Insulated, 220 Volt Wiring, 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 Fire Pit, Private Yard

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

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bravo Realty

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