



**6204 18 Street SE**  
**Calgary, Alberta**

**MLS # A2287036**



**\$550,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ogden   |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 888 sq.ft.  | <b>Age:</b>   | 1954 (72 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Rectangular Lot |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Boiler                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks              |                   |      |

**Inclusions:** None

**RC-G ZONING | 50' x 120' CORNER LOT | FUTURE GREEN LINE ACCESS | DOUBLE DETACHED GARAGE | REDEVELOPMENT OPPORTUNITY** Opportunity knocks in Lynnwood with this 50' x 120' RC-G zoned corner lot, ideally positioned for future redevelopment in a well-established community with strong upside. With the upcoming Green Line and planned Lynnwood/Millican Station nearby, this location offers excellent long-term potential through improved connectivity and continued area investment. Steps from Pop Davies Athletic Park, schools, and playgrounds, this highly convenient location offers quick access to Glenmore Trail, Deerfoot Trail, and nearby employment hubs, providing strong fundamentals for future redevelopment. The lot itself provides excellent flexibility for multi-unit development (subject to City approval), making it an attractive option for builders and investors looking to secure land in an evolving inner-city pocket. The existing bungalow needs some TLC, but offers a newer roof (2021), a functional layout with a separate entrance for illegal/legal suite potential (pending city approval). This property presents an opportunity as a holding property or renovation project for those looking to add value in the interim. A large double detached garage and generous yard space add utility while future plans take shape. Rare opportunity to secure a well-located redevelopment site in a mature community where long-term value is only trending upward.