



5916 18 Avenue NE
Calgary, Alberta

MLS # A2308364



\$499,999

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, Separate Entrance, Storage, Wet Bar		

Inclusions: N/A

Welcome to this beautifully updated bungalow in the well-established community of Pineridge. Situated on a massive 50' x 113' lot, this move-in ready home offers nearly 2,000 sq ft of total developed living space, along with a 21' x 23' double detached garage. Freshly repainted inside and out, the home welcomes you with a tiled foyer and features 4 bedrooms and 2.5 bathrooms. The thoughtfully designed main floor showcases rich hardwood flooring, newer windows, and brand-new carpeting throughout. Bathed in natural light from its southern exposure and large windows, the bright and spacious living room flows seamlessly into the dining area and kitchen—perfect for both everyday living and entertaining. The kitchen is equipped with all-new stainless steel Whirlpool appliances (2026), a new faucet, generous counter space, and abundant storage including a pantry. A convenient eat-up table overlooks the living room and from the kitchen sink, there is an open view to the expansive backyard through the kitchen window. Also on the main floor is an updated 4-piece bathroom and three well-sized bedrooms, including a spacious primary retreat complete with a new 2-piece ensuite and a large closet. Just off the dining room, a separate entrance leads to the backyard and features open railings that guide you to the fully developed basement. Downstairs, you'll find all-new carpeting, a large recreational area, a wet bar, an additional living space, and a new 3-piece bathroom with a stand-up shower and dry sauna. A fourth bedroom is also located on this level (note: basement bedroom window does not meet egress requirements). The oversized laundry area, located in the utility room, offers ample storage and includes a high-efficiency furnace, a new hot water tank (2026), and a newer humidifier. The insulated double

detached garage includes a new garage door opener (2026), a workbench area, additional storage, and a gas line rough-in. Further upgrades to the home include updated electrical wiring (2026), a new thermostat (2026), recent furnace servicing (2026), and furnace/duct cleaning (2025). Located in the family-friendly community of Pineridge, this home is close to several schools, including Pineridge School, St. Patrick School, Douglas Harkness School, Clarence Sansom School, and Lester B. Pearson High School. Residents enjoy access to parks, playgrounds, pathways, churches, the Pineridge Community Association, Village Square Leisure Centre, and a wide range of shopping amenities, along with convenient access to major roadways and public transit. Book your private showing today and note that some images in the listing have been digitally staged.