



6441 18A Street SE
Calgary, Alberta

MLS # A2316019



\$599,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Garage Door Opener, Heated Garage, Ov		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: shed, additional fridge in basement

Welcome to this spacious 1,204 sq. ft. four-bedroom bungalow with two bathrooms, two fireplaces, and a large 50' x 125' lot with a west-facing backyard, located on a tree-lined street in historic Millican Estates. Full of mid-century charm, this home offers generous room sizes throughout. The main floor features a large kitchen with breakfast bar, a spacious dining room, and a welcoming living room with a brick fireplace. Three well-sized bedrooms complete the main level, including a primary bedroom large enough for a king-size bed. The basement offers 8' ceilings and excellent additional living space, including a full kitchen with dinette for an illegal suite, a fourth bedroom with a large egress window, a generous family room with stone fireplace, a games area or den, and a spacious four-piece bathroom. Outside, enjoy a large west-facing yard, a 30' x 12' deck, a heated double garage, and a carport off the back lane. Notable updates include boiler and hot water tank replacement in 2023, roof shingles in 2014, and new carpet in 2020. Ideally located within walking distance to three schools, the community hall, outdoor pool, arena, community garden, ball fields, parks, playgrounds, the Bow River pathways, and the Bow River. Shopping, medical services, and the future Green Line LRT are nearby, with regional shopping Costco & IKEA only five minutes away. Enjoy a convenient 10–15 minute commute downtown with easy access to Glenmore Trail, Deerfoot Trail, and Stoney Trail.