



GRASSROOTS
REALTY GROUP

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6224 18A Street SE
Calgary, Alberta

MLS # A2325281



\$450,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	748 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great investment, starter, or empty nester home! This fully renovated 2 bedroom, 4 piece bathroom home is completely move in ready and offers the perfect blend of modern updates, comfort and functionality. Inside, you'll find durable luxury vinyl plank flooring throughout, along with a bright kitchen featuring fresh white cabinetry, quartz countertops and stainless steel appliances. The bathroom features updated lighting, a new vanity and new tile flooring. The utility room offers a newer washer and dryer, while additional recent upgrades include a newer high efficiency furnace, new shingles on the home and newer Low E vinyl windows. For added year round comfort both bedrooms feature recently installed wall mounted mini split air conditioning units. Take time to unwind, or start your day on the front porch surrounded by flowers and mature trees! Outside, you'll appreciate the front parking pad for convenient off street parking, a private backyard, along with the incredible oversized heated double detached garage. Measuring 20' x 30' with a 9 foot overhead door, bright workspace and ample shelving, it's a mechanic's dream or the perfect shop for hobbies and storage. Located within walking distance to Pop Davies Athletic Park, Beaverdam Flats, the Bow River, walking/bike paths with beautiful views of downtown and the future Green Line LRT, this home offers outstanding convenience and excellent long term value in an up and coming area. Whether you're looking for a fantastic investment property, your first home, or the perfect place to downsize, this home checks all the boxes!