



GRASSROOTS
REALTY GROUP

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6420 18 Street SE
Calgary, Alberta

MLS # A2332045



\$549,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Front Drive, Garage Faces Rear, Multiple Driveways,		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot, Views		

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

Inclusions: None

Across from Lynnwood Ridge Park! This updated bungalow offers over 1,600 sq. ft. of developed living space in the established community of Ogden/Lynnwood. Enjoy a large front deck with park views, a west-facing front and east-facing backyard for all-day natural light, plus major 2024 upgrades including the roof, insulation, and windows. The main floor features a spacious living room, an oversized kitchen and dining area with abundant cabinetry and counter space, newer stainless steel appliances including a gas stove and professional range hood, two bedrooms, and a 3 pc bath. The fully developed basement adds two more bedrooms, a second 3 pc bath, a bonus room ideal for a home office or gym, laundry, utility room, and ample storage. The large backyard offers plenty of space for outdoor living, while the oversized single detached garage and front driveway provide excellent parking and storage. Located directly across from Lynnwood Ridge Park, playgrounds, sports fields, and pathways. Close to Banting and Best School, Sherwood School, St. Bernadette School, and Jack James High School, plus Millican-Ogden Outdoor Pool, Jack Setters Arena, Bow River pathways, golf courses, shopping, restaurants, and Deerfoot Meadows. Quick access to Glenmore Trail, Deerfoot Trail, Blackfoot Trail, Barlow Trail, and the future Green Line LRT makes commuting easy. Ideal for families, first-time buyers, or investors.