



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6622 18A Street SE**  
**Calgary, Alberta**

**MLS # A2239438**



**\$379,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** N/A

PRIME LOCATION in MILLICAN! Incredible INVESTMENT OPPORTUNITY FOR DEVELOPERS \*\*\* This Property is SOLD AS IS  
\*\*\*. 2 bedroom and 1 bathroom home in Millican. RENTER is assumable if so desired. HUGE trees and QUIET community. TWO bedrooms, OPEN CONCEPT kitchen, MAIN FLOOR laundry and LOTS of parking FRONT and BACK.