



**6240 18A Street SE**  
**Calgary, Alberta**

**MLS # A2261107**



**\$4,000,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	9,902 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	HGO
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Refrigerator x 10; Dishwasher x 10; Microwave x 10; Range x 10; Washer x 10; Dryer x 10

For more information, please click the "More Information" button. A brand new concrete building including suspended slab concrete main floor and 2 concrete firewall party walls. Well located a mere 600m from the future Pop Davies Green Line Station. The building is clad in long-life exterior finishes with beautiful stucco and brick work alternating between units. Upper Townhomes feature engineered hardwood flooring, high quality appliance set including gas ranges, dishwashers, microwave, French door fridge and full size washer/dryer with gas dryers. Quartz counters, commercial champagne bronze Delta fixtures and custom lighting. Stain-resistant carpet throughout the upper floor and beautiful tile work in all the bathrooms. The 3 bedroom, 2.5 bath floor plans provide ample space for families, small or large, and the addition of 400+ sq ft beautiful, private use, low maintenance rooftop patios nestled into the tree line of Lynnwood's mature streetscape, are an added bonus that will keep tenants for the long term. Lower Garden Suites: the lower garden suites, of approx 600 sq ft plus the private use lower patios of 240 sq ft, have great, private access. The patios are fully serviced with gas and water creating cozy personal spaces begging for an individual touch. The interior of the units feature very similar high quality finishes noting hardwood is substituted for waterproof vinyl as the units are heated by radiant floor heat, driven by a Navien combi-boiler/ HRV. The bathroom is spacious, features more tile work and a soaker, acrylic bathtub. The Delta fixtures is carried from the upper units as is the custom lighting. The property is further complimented by a detached, 5 car, heated and shared garage; stalls are assigned to the 5 upper townhomes only; lower garden suites are street parking of which there is plenty. The property currently qualifies for CMHC MLI

Select financing but if we dont get a reasonable offer in the next 30 days, we will be condominiumizing the property and selling the units separately. The property is zoned HGO so the lower units can be sold separately (read- 10 titles). For the savvy investor, this investment is priced to allow solid appreciation into the completion of the Green Line while holding with positive cashflow under CMHC financing. Draft Condo plan and all draft condo documents are included with the sale. What an opportunity! See the timeless value that Heirloom Homes delivers in the highly prospective community of Lynnwood/ Ogden!