



GRASSROOTS
REALTY GROUP

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6120 18 Avenue NE
Calgary, Alberta

MLS # A2284433



\$599,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to 6120 18 Avenue NE—a charming and well-maintained bi-level home perfectly situated on a quiet street in the established community of Pineridge. This property offers exceptional value, functionality, and strong investment potential. The main level features three bright bedrooms, a full bathroom, and a beautifully updated kitchen complete with new cabinetry and stainless-steel appliances. Recent upgrades include new windows, doors, flooring, and modern lighting throughout the main floor. The lower level offers a 2-bedroom illegal suite with large windows, a spacious den, full bathroom, functional kitchen, and separate laundry—ideal as a mortgage helper or extended family living. Outside, enjoy a double detached garage providing ample parking and storage. Extensive exterior upgrades include a brand-new roof, new deck, new exterior doors, and recently completed exterior improvements. Conveniently located near Village Square Leisure Centre, 16 Avenue, Sunridge Shopping Centre, public transit, and more. Pineridge School (K–6) is within walking distance, with all levels of schooling available nearby. Perfect for first-time home buyers or investors seeking excellent rental potential. Don’t miss this outstanding opportunity!