



6027 18 Avenue NE
Calgary, Alberta

MLS # A2144288



\$629,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator(2), Stove, Electric Cooktop, Microwave, Dishwasher, Washer/Dryer(2)

| FULLY RENOVATED | 4 BED + 2 BATH | 949 SQFT | ILLEGAL SUITE | LARGE DETACHED DOUBLE GARAGE |
 Welcome to this beautifully renovated 4-bedroom, 2-bathroom home, offering a modern and elegant living experience. With a total living space of 1,673 square feet (this included above and below grade living space!) this property features a versatile illegal basement suite with separate laundry facilities, perfect for rental income or extended family living. The illegal suite is currently tenanted, providing immediate rental income, but the tenants are flexible and willing to move out with a full 90-day notice if preferred. The home boasts an oversized garage with high ceilings, ideal for storage or a workshop, and a green space beside the garage offers extra parking or storage options. Located near 16th Ave and Stoney Trail, this home provides easy highway access and is close to multiple schools and shopping centers, making it convenient for all your daily needs. Whether you’re an investor looking for a rental property or someone who wants to live upstairs and rent out the basement, this fully renovated home offers flexible living arrangements to suit your lifestyle. Don’t miss this incredible opportunity to own a charming and versatile property in a quiet and friendly neighborhood. Contact us today to schedule a viewing!