



GRASSROOTS
REALTY GROUP

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6211 18 Street SE
Calgary, Alberta

MLS # A2206333



\$599,800

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Wine Fridge in Basement, Freezer, Oak Dome Cabinet in Bathroom, Black Mirror in Hallway, Kitchen Table, China Cabinet in Dining Room, Bar Fridge in Garage, Storage Shed, Green Couch and Lazy Boy in Basement.

Nestled on a quiet street, this lovingly renovated raised bungalow sits on a 50 x 120 ft lot with a sunny west-facing backyard, a double heated garage, and a single detached garage currently used as a woodshop. Every detail has been thoughtfully updated, including re-wired electrical, updated plumbing, windows and doors, high-efficiency furnace with central A/C, water softener, and built-in speakers. Inside, the wide front hallway and rich Jatoba (Brazilian Cherry) hardwood floors set the tone for the beautifully renovated main level. An arched entry leads to a spacious living room featuring an electric fireplace with granite surround and custom built-in cabinetry, while the large, central dining area offers plenty of room for entertaining and everyday living, complete with additional custom built-ins for storage and display. At the rear of the home, you'll find a completely updated kitchen with solid cherry cabinetry, granite countertops, and a convection gas range. The primary bedroom is a true retreat with a massive walk-in closet and direct access to a luxurious 4-piece bathroom featuring a Victoria + Albert soaker tub with shower. The fully finished lower level is bright and welcoming with large windows, two additional bedrooms, another stylish 4-piece bathroom, a wet bar, and a large recreation room perfect for entertaining or relaxing. Step outside to the west-facing deck—a true extension of the living space—complete with speaker volume control, lighting, cable and power, ideal for summer barbecues and long evenings outdoors. The backyard also features a charming bubbling pond with waterfall & self-contained pump, adding a peaceful touch to the outdoor space. Both garages are insulated, heated, and equipped with 220V wiring and sub-panels, with the double garage featuring an oversized door and the single set up for woodworking. Behind the single

garage, a large storage shed offers extra space for tools, equipment, or seasonal items. This location offers easy access to parks, pathways, schools, and recreation, including tennis courts, Jack Setters Arena, Lynnwood Park, and the Bow River. Elementary and junior high schools are within walking distance, and major routes like Deerfoot and Glenmore Trail are just minutes away. With quality renovations, great outdoor space, and a highly convenient location, this home is ideal for families, pet owners, or anyone looking for comfort and potential in a well-connected Calgary community.