



**GRASSROOTS**  
REALTY GROUP

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**6435 18A Street SE**  
**Calgary, Alberta**

**MLS # A2206790**



**\$599,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Insulated, Quad or More Detached, Tandem		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement Fridge, Basement Stove-Electric , Basement hood fan

Located in the rapidly growing community of Ogden, this fully developed home on a 50x120 lot offers incredible investment potential! Featuring a legal basement suite with 2-bedroom, 1-bathroom with a separate side entrance, this property is perfect for generating rental income or multi-generational living. The main level boasts 3 spacious bedrooms, while the quad detached garage (heated and insulated) with tandem parking provides ample space for vehicles, storage, or a workshop—an investor's dream! Enjoy the perks of central air conditioning, a picturesque tree-lined street, and an unbeatable central location just minutes from downtown. Conveniently close to Lynwood Park, schools, public transit, grocery stores, and other amenities, this home is situated in an up-and-coming neighbourhood with strong future growth potential. Whether you're looking for an income-generating property or a home with mortgage-helper potential, this one is a must-see