

# \$469,900 - 6217 18a Street Se, Calgary

MLS® #A2229629

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.08 Acres

Ogden, Calgary, Alberta

Welcome to this fantastic 3-bedroom, 3-bathroom, 2-storey home offering 1,200+ sq ft of well-maintained, move-in ready living space—perfect for first-time buyers or those looking to live closer to the downtown core. The main floor features a bright and spacious family room with a charming bay window, a white kitchen with newer stainless steel appliances, plenty of cupboard and counter space, a pantry, and a cozy dining nook. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a generously sized primary bedroom that easily fits a king-sized bed, complete with a walk-in closet and private ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. Enjoy the sunny west-facing backyard, complete with a deck, gazebo with privacy screens, fire pit, shed, and parking pad—ideal for a future garage. Additional highlights include laminate flooring throughout (no carpet!), newer shingles (2020), a new hot water tank (2022), and a recently serviced furnace. The undeveloped basement offers great potential with roughed-in plumbing for a future bathroom. Located close to shopping, schools, major roadways (Glenmore and Deerfoot), and the upcoming LRT station, this home is in great condition and combines comfort, value, and convenience—with no condo fees!

Built in 2003



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229629               |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,205                  |
| Acres          | 0.08                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6217 18a Street Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C 0N2            |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Pantry, Storage, Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Storage                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, |

|              |                          |
|--------------|--------------------------|
|              | Rectangular Lot          |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.