

# \$539,900 - 6112 18 Avenue Ne, Calgary

MLS® #A2211270

**\$539,900**

4 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.13 Acres

Pineridge, Calgary, Alberta

Open House on Friday, April 18th from 12-2:30pm & Saturday, April 19th from 11-1! Nestled on a Quiet street in the community of Pineridge, this lovely property won't disappoint. Backing onto a Greenspace, this home offers over 1800 sqft of exceptional living space, 4 spacious Bedrooms, 2 Bathrooms, an Oversized Double Detached Garage and so much more. An Inviting main floor that features a cozy living room, a vast dining area and an open floor plan that's made for entertaining. The renovated kitchen showcases stainless steel appliances that includes a gas range, plenty of cabinet space and large island. Enjoy hosting memorable bbq's with family and friends in this incredible backyard. Two Bedrooms and 4 piece bathroom to complete the main floor. The fully finished basement features a family room with a wood burning fireplace, two more bedrooms, laundry room and a 3 piece bathroom. Recent updates include newer kitchen appliances, Hot Water Tank, Main floor flooring, Bay window and insulation in attic. Conveniently located, only minutes away from schools, shops and walking/bike pathways. Easy access to 16th Ave and Stoney Trail. Come see this beautiful property for yourself; all that's left is for you to move in!

Built in 1974

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2211270    |
| Price          | \$539,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 952         |
| Acres          | 0.13        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6112 18 Avenue Ne |
| Subdivision | Pineridge         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 1P1           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Wood Burning                                                                      |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Stone, Vinyl Siding                                                                         |
| Foundation        | Poured Concrete                                                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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