

# \$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), Range Hood, Refrigerator, Washer, Gas Range
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	13
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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