6625 18 Street SE

Calgary | Active | MLS® A2359339

$549,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1955**	**769.37 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Builders, investors and buyers who want room to grow, take a look at this 50 x 120 R-C2 lot backing onto green space. R-C2 allows a semi-detached home or duplex, and each side can add a secondary suite (subject to approval and permitting by the city/municipality.), so the lot is well suited to redevelopment. You don’t have to build right away, because the home is ready to rent or live in. The 768 sq ft main floor has 2 bedrooms, and there’s a 2-bedroom illegal suite in the basement that helps carry the costs while you plan. The owners have taken good care of it, and the roof on both the house and the garage was replaced in 2022. You get the green space out back without neighbors behind you. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359339
Bedrooms	4
Bathrooms	2
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	769.37 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	East

Unit Exposure:	East
Levels:	One
Total Rooms Above Grade:	2
Year built:	1955 (Age: 71)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2515AM
Heating:	Central
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Southeast
Community:	Ogden
Appliances:	Electric Range, Garage Control(s), Range, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Airspace Restriction
Main Floor	Bedroom · 11'9" × 11' ·
Main Floor	Bedroom · 11'6" × 8'6" ·
Basement	Bedroom · 11'4" × 10'2" ·
Basement	Bedroom · 10'5" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	Courtyard
Patio And Porch Features:	None
Lot Features:	Back Lane, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6625-18-street-se-calgary-a2359339/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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