

# \$569,900 - 6112 18 Avenue Ne, Calgary

MLS® #A2211270

**\$569,900**

4 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.13 Acres

Pineridge, Calgary, Alberta

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                         \$569,900



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	3
Zoning	R-CG

### **Listing Details**

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

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.