

# \$374,900 - 7, 7166 18 Street Se, Calgary

MLS® #A2235664

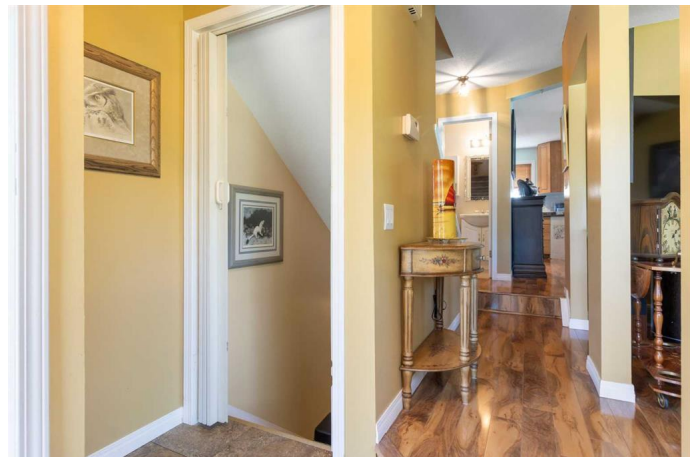
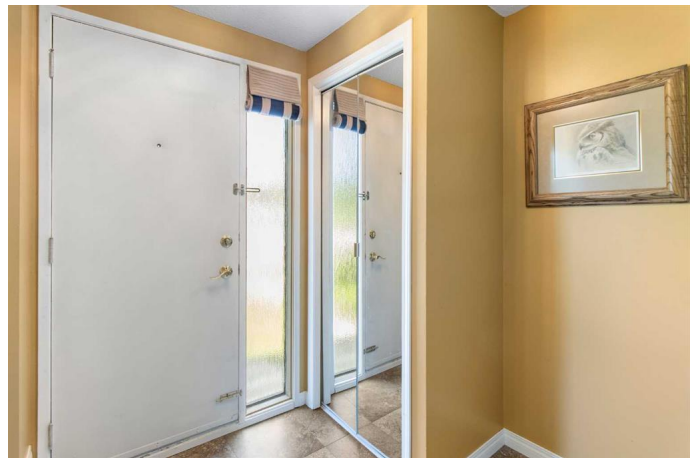
**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

Sunny and bright, this well-maintained Lynnwood townhome offers an unbeatable location steps to an off-leash dog park, with Jack Setters Park and Lynnwood Ridge and Bow River walking path nearby. Over 1700 sq ft of developed living space, the main level showcases beautiful hardwood floors, a spacious kitchen with beautiful cabinetry and large eating area, plus a corner fireplace in the living room framed by a large picture window. The east-facing fenced backyard adds privacy and sunshine, with a rear parking stall included. Updates include a updated furnace and central A/C for year-round comfort. Upstairs features two generously sized bedrooms and a full 4-piece bath, while the finished basement offers a dry sauna (included), creative space, laundry, and abundant storage. This condominium complex is well-managed, pet-friendly, and includes on-site tennis courts with an adjacent playground. Just a 5-minute walk to the Bow River Pathway and shopping, and offering convenient transit access to downtown. Families will appreciate proximity to elementary and junior high schools, while commuters enjoy quick routes to Deerfoot Meadows Shopping Centre, Deerfoot Trail, and Glenmore Trail. This is an ideal opportunity for outdoor lovers, families, and professionals alike! Enjoy easy access to the Ridge, Bow River pathways, outdoor pool, driving range, tennis courts, and more—all just steps away.



Built in 1976

## Essential Information

MLS® #	A2235664
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	7, 7166 18 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1Y9

## Amenities

Amenities	Racquet Courts
Parking Spaces	1
Parking	Assigned, Off Street, Stall
Has Pool	Yes

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	3
Zoning	M-C1 d75

## Listing Details

Listing Office	Grand 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.