

| Room        | Dimensions     | Room         | Dimensions   | Room                           | Dimensions  |
|-------------|----------------|--------------|--------------|--------------------------------|-------------|
| Bedroom     | 10'7" x 13'7"  | Bathrooms:4P | 4'10" x 6'7" | Mechanicals laundry-Unfinished | 9'3" x 6'6" |
| Family Room | 22'10" x 18'3" |              |              |                                |             |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.07                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 6044 17a Street Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C0L8             |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Detached, Garage Faces Rear, See Remarks |
| # of Garages   | 2                                                      |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                      |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Membrane, Other                                         |
| Construction      | Brick, Concrete, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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