



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**7634 24A Street SE  
Calgary, Alberta**

**MLS # A2304549**



**\$409,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** Shed

OPEN HOUSE SATURDAY MAY 9th 1 -3 pm & SUNDAY MAY 10th 1 -3 pm . First time home buyers ( NO CONDO FEES) and insightful investors - take note.!!! Thoughtfully renovated, this turn-key home, features a galley style kitchen with beautiful quartz counter tops - brand new SS Frigidaire appliances consisting of an Induction stove, side by side refrigerator and convection microwave/hood fan combo. The classic tiled back splash, is surrounded by crisp white upper cabinets. Gorgeous deep green base soft close drawers & cabinets, host tons of storage and a seamlessly integrated brand new SS dishwasher. This home has a generous living room and a cosy dining area. The main floor is completed with a half bathroom and a convenient side entrance-withe easy access to the storage shed. Upstairs features 3 good sized bedrooms, a full bath and a linen closet. The basement is fully finished with a rec room, laundry room and plenty of storage. Other features you will love about this property are, easy maintenance vinyl flooring throughout, new windows, knock down ceilings, new baseboards, new landscaping. To be noted as well, this property has a BRAND NEW TOP END 2 stage furnace and a BRAND NEW TOP END water heater, and fresh new paint throughout. Even the roof is in great condition. This home is a gem with absolutely awesome neighbors. The location is ideal- close to Glenmore Trail and easy access to Deer Foot Trail. This charming home is nestled on a quiet street, close to shopping, transit, schools and parks. Ogden is a well established vibrant community - don't miss out on this investment opportunity!