



GRASSROOTS
REALTY GROUP

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7627 24A Street SE
Calgary, Alberta

MLS # A2327127



\$304,900

Division:	Ogden		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.04 Acre		
Lot Feat:	No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Bigger than it looks and better than you'd expect, this 3-bedroom, 1.5-bathroom two-storey townhouse in the established community of Ogden offers a functional layout with MEANINGFUL UPDATES ALREADY DONE for you. Warm laminate flooring flows through the main level, where a spacious living room connects to a galley kitchen featuring updated cabinetry, a tile backsplash, and refreshed countertops. The sun-filled dining area just off the kitchen is a welcoming spot for family meals any time of day. A convenient half bath on the main floor adds the everyday practicality you'll appreciate. Upstairs, three bedrooms provide comfortable space for the whole family, complemented by a full 4-piece bathroom. Big-ticket updates give you confidence from day one — ROOF (2012), NEWER FURNACE -newly serviced (tuned-up), TANKLESS WATER HEATER and UPDATED VINYL WINDOWS. The costly work is already behind you. Downstairs, a partially finished basement offers a generous flex space ready for your vision — a rec room, home office, or additional living quarters. Step outside to a private, fenced front yard with a deck perfect for summer evenings, plus front lane parking for added convenience. An affordable entry point into Ogden with the space, the updates, and the upside to match. Book your showing today!