



GRASSROOTS
REALTY GROUP

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7403 20 Street SE
Calgary, Alberta

MLS # A2328645



\$640,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,338 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage		

Inclusions: Garage Refrigerator, Basement Refrigerator, Basement Oven, Window Coverings

Welcome to this truly one-of-a-kind property in the heart of Ogden, offering an incredible combination of space, versatility, an unbeatable location...oh, and a TRIPLE CAR GARAGE with a THIRD BATHROOM! Situated on a massive 7,500sf CORNER LOT, this home sides directly onto OGDEN'S OFF LEASH DOG PARK. Your four-legged family members will be convinced that this is the perfect place to call home! Just down the street you'll also find GEORGE MOSS PARK, while schools, shopping, CROSSROADS FARMER'S MARKET, and major roadways are all just minutes away. With the planned Green Line LRT expansion set to serve the area, this is a fantastic opportunity to invest in a well-connected and evolving community. Click the brochure link to view more info and current plans for the future Ogden Station. Inside, the main level features 3 bedrooms, a full bathroom, a functional kitchen with STAINLESS STEEL APPLIANCES, newer flooring throughout portions of the home, and a thoughtful layout designed for comfortable everyday living. Step outside from either of the home's TWO DECKS, both offering direct access to the home and connected by a charming BRICK PATIO, creating multiple outdoor spaces to relax or entertain. Downstairs, the home offers a 2-BEDROOM ILLEGAL SUITE complete with its own kitchen and a PRIVATE SEPARATE ENTRANCE accessed from the FRONT PARKING PAD, as well as a secured interior entrance. The shared laundry is thoughtfully separated by its own enclosed space, providing added privacy and convenience for both the upper and lower occupants. The backyard is every hobbyist's dream. Surrounded by MATURE TREES and established gardens that create a private, tranquil setting without requiring extensive maintenance, the property also boasts a RARE TRIPLE DETACHED GARAGE unlike anything

you'll typically find in the area. Complete with its own 3-piece bathroom, washer and dryer hookups, and a dedicated hot water tank (just 2 years old), it's the **ULTIMATE WORKSHOP**, home business space, or man cave. An additional concrete parking pad beside the garage provides room for extra vehicles, recreational toys, trailers, or even **RV PARKING**. Adding even more peace of mind, the home's hot water tank was replaced approximately 6 years ago. Whether you're looking for room to grow, multi-generational living, rental potential, or simply a property with features that are hard to find, this exceptional Ogden home offers endless possibilities in a location that's only getting better. Don't miss your chance to own this unique property!