



GRASSROOTS
REALTY GROUP

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7865 24 Street SE
Calgary, Alberta

MLS # A2332483



\$499,900

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island		

Inclusions: Water Filtration system from EcoWater System, Heat Pump/Air conditioner, Security cameras, baby gates, bidet, Front Hallway mounted cabinet

Tucked away on a quiet street in Ogden, this beautifully maintained family home offers something rarely found at this price point, a spectacular west-facing backyard overlooking mature green space with breathtaking mountain views. It's the kind of view that stops you in your tracks and one you'll enjoy every evening from the deck as the sun sets behind the Rockies. Inside, you'll find a bright and thoughtfully updated home designed for comfortable family living. The renovated kitchen features refreshed cabinetry, modern finishes, stainless steel appliances, and a custom built island that creates the perfect gathering space for family meals, entertaining friends, or helping with homework while dinner is on the stove. Large windows fill the main floor with natural light and frame the incredible backyard beyond. Upstairs offers three spacious bedrooms, including a generous primary retreat complete with its own 2-piece ensuite, as well as a full family bathroom. The fully finished basement expands your living space with a large recreation room, a full bathroom, and a separate flex room that easily accommodates a bed, making it ideal for guests, a home office, hobby room, or additional living space. Step outside to your private west facing backyard where mature landscaping, lush climbing vines, and beautiful greenery create a peaceful outdoor oasis. With no immediate neighbours behind and panoramic mountain views stretching across the horizon, this outdoor space is truly the highlight of the property. Additional updates include a high efficiency heat pump (2024) for year round comfort, an upper-level circulation fan to help keep the second floor cool and comfortable, hot water tank (2019), luxury vinyl plank flooring, an EcoWater drinking water filtration system, and a roof completed by Epic Roofing with a transferable workmanship warranty. Located just minutes from schools,

parks, shopping, transit, and major commuter routes, this move in ready home offers the perfect combination of thoughtful updates, functional family living, and one of the most unique backyard settings you'll find in Ogden.