



GRASSROOTS
REALTY GROUP

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7807 20A Street SE
Calgary, Alberta

MLS # A2333031



\$499,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, On Street, Outside, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Basement appliances: Cooktop, Dishwasher, Refrigerator, Washer/Dryer. Dining set and black wooden cabinet in the basement.

Lovingly cared for and beautifully maintained, this spacious bungalow offers over 1,000 sq. ft. on the main level plus a fully finished basement, providing plenty of room for the whole family. The main floor features 3 bedrooms, a 4-piece bathroom, a bright and welcoming kitchen, and generous dining and living spaces perfect for everyday living and entertaining. Downstairs, you'll find a compact kitchen complete with a dishwasher, 2 additional bedrooms, a den, a large rec room, a second full bathroom, and a separate entrance. Plenty of shelving for games, crafts, seasonal décor, and all the practical essentials in the basement illegal suite. Recent updates include new flooring (2024), fresh paint (2024), 2 new basement egress windows (2024), a newer hot water tank, and roof shingles replaced within the past decade, and overall excellent upkeep throughout. Outside, enjoy the beautiful west-facing backyard with garden areas, a patio, a spacious storage shed, and the privacy of a fully fenced yard. Ideally located just one house from a park and school, and within walking distance to Carburn Park, 3 schools (K-9), the community hall, pool, arena, community garden, drugstore, medical offices, and a café. Bow River pathways, tennis courts, and dog parks are also nearby. With easy access in all directions and close proximity to downtown, Foothills Industrial, Chinook Centre, Costco, the future Green Line LRT, and more, this is a fantastic opportunity in a highly convenient location.