



GRASSROOTS
REALTY GROUP

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7638 24 Street SE
Calgary, Alberta

MLS # A2246180



\$355,000

Division:	Ogden		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Flat
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Fridge & Freezer in Basement, Work Benches in Basement, Shoe Cabinet in stairwell, TV Mount in Spare Bedroom

NO CONDO FEES! Welcome to this well-kept 2 storey townhouse in the established community of Ogden! This move-in ready home features 3 generous bedrooms, a full 4-piece bathroom, plus a main floor powder room, offering practical living for growing families or anyone looking to get into the market. The bright and functional kitchen boasts stainless steel appliances, modern finishes, and plenty of cupboard space, ideal for cooking family meals or hosting friends. Downstairs, the fully finished basement adds valuable square footage with a large rec room, laundry area, storage, and a handy workshop for hobbies or projects. Key updates include a new Tar & Gravel roof (2025) and a hot water tank (2017). A water softener is already installed for added comfort. With no condo fees, this is an excellent opportunity for first-time buyers to build equity, for investors to secure a strong rental, or for families to enjoy affordable homeownership. Located just minutes from Glenmore, Deerfoot, 52 Street, and Stoney Trail, you're never far from where you need to be. Don't miss out, affordable homes like this are hard to find!