



**GRASSROOTS**  
REALTY GROUP

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**7814 20A Street SE**  
**Calgary, Alberta**

**MLS # A2251531**



**\$429,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Outside		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Shed

Welcome to 7814 20A Street SE in the desirable community of Ogden—a property that truly stands out as one of the best choices on the market today! This half duplex has been thoughtfully updated from top to bottom, offering 3 spacious bedrooms, 2 bathrooms, and a basement that is a blank canvas awaiting your personal touch and future development ideas. Every major upgrade has already been taken care of, giving you complete peace of mind and making this home move-in ready. Enjoy the confidence of knowing you have a brand-new roof (2025), new flooring and carpets (2025), fresh paint throughout (2025), and all new appliances (2025). The big-ticket mechanicals are also up to date, including a high-efficiency furnace (2022) and a hot water tank installed around 2017—ensuring comfort and efficiency for years to come. Beyond the home itself, the location couldn't be better—steps from schools, shopping plazas, playgrounds, and parks, with quick access to Glenmore Trail for an easy commute. This is the perfect combination of modern updates, family-friendly living, and everyday convenience. If you're looking for a property where all the major work is already done and all you need to do is move in and enjoy, then this is the home you've been waiting for. Don't miss the opportunity to make this beautifully upgraded property yours!