



GRASSROOTS
REALTY GROUP

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7417 24 Street SE
Calgary, Alberta

MLS # A2268571



\$475,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	505 sq.ft.	Age:	1953 (72 yrs old)
Beds:	1	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Lawn, Level, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Primary Downstairs, Separate Entrance, Vinyl Windows		

Inclusions: Both Sheds, Greenhouse.

CALLING INVESTORS, BUILDERS AND DEVELOPERS - come check out this R-CG property in the heart of Ogden. Alternatively, if you are a first-time homebuyer - this property has a cute home on it offering just under 1000 sqft total living space, which is equipped with everything you would need. With an almost 5000 sqft lot to work with, this property is a few blocks from where the future Green-Line Ogden station has been planned to be developed. George Moss Park is just steps down the street, and Calgary Pop Davies Athletic Park is just a couple minutes down the road. With ample amenities around, this lot offers endless options and opportunities for it's next owner. Come check out the options that this beautiful area has to offer!