



**GRASSROOTS**  
REALTY GROUP

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**7634 24A Street SE**  
**Calgary, Alberta**

**MLS # A2272439**



**\$419,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** Shed

First time home buyers and insightful investors - take note!!!! Top of the line renovation, just completed! and you're welcome - all the heavy lifting has been done - no expenses spared. This turn-key fantastic home features a galley style kitchen with BRAND NEW quartz counter tops, Frigidaire Induction stove, side by side Refrigerator, Microwave/hood fan and classic tiled back splash. Gorgeous deep green base cabinets with soft close drawers are paired with spacious white upper cabinetry. Your living room and cozy dining area offers a lovely view of the yard and sunsets. The main floor is completed with a half bathroom and a convenient side entrance-with an easy access storage shed. Upstairs features 3 good sized bedrooms, a full bath and a linen closet. The basement is fully finished with a rec room, laundry room and plenty of storage. Other features you will love about this property are, easy maintenance vinyl flooring throughout, new windows, knock down ceilings, new baseboards, new landscaping. To be noted as well, this property has a BRAND NEW TOP END 2 stage furnace and a BRAND NEW TOP END water heater, and fresh new paint throughout. This home is a gem with absolutely awesome neighbors. The location is ideal- close to Glenmore Trail and easy access to Deer Foot Trail. This charming home is nestled on a quiet street, close to shopping, transit, schools and parks. Ogden is a well established safe neighborhood - an up and coming hot spot - don't miss this investment opportunity!