



7634 24A Street SE
Calgary, Alberta

MLS # A2272439



\$419,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!