



GRASSROOTS
REALTY GROUP

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7019 20 Street SE
Calgary, Alberta

MLS # A2276669



\$635,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	862 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Basement fridge, Basement chest freezer, garage remotes.

Welcome to 7019 20 St SE, a gorgeous bungalow backing onto Harry Huish Park in the mature community of Lynnwood-Ogden. Step inside this bright 4-bedroom, 2 full bathroom home and you are greeted with ORIGINAL HARDWOOD floors that were professionally refinished (2022), updated VINYL WINDOWS, and a FULLY RENOVATED kitchen (2023). The renovated kitchen is fit for a chef, featuring quartz countertops and a Bertazzoni 5-burner GAS stove. The main floor offers 2 bedrooms and 1 fully UPDATED bathroom. The basement is fully finished with a cozy GAS fireplace, 2 additional bedrooms, and 1 full bathroom, and has the potential to be legally suited (upon development permit approval). This amazing home also includes 2 sheds, RV PARKING, and an OVERSIZED, HEATED double garage which also has a 220v outlet installed. Beyond the home itself, you are buying into an incredible community and location. Right out your back door, you step into Harry Huish Park. Just five homes away is the Millican-Ogden Community Pool, Jack Setters Arena, Ogden 50+ Activity Centre, Millican-Ogden Community Association, the community garden, and much more. Within a short walk is Sherwood Park Middle School, St. Bernadette School (K-6), Banting and Best (K-3), and Almadina Language Charter Academy (Grades 4-9).