



GRASSROOTS
REALTY GROUP

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7840 20A Street SE
Calgary, Alberta

MLS # A2280571



\$449,900

Division:	Ogden		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	911 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Closet Organizers, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: TV mount in secondary bedroom (upper floor)

Open House: This Saturday, January 24th: 11 am – 2 pm! Brand new (2025) DREAM oversized double garage, brand new windows, new hot water tank, and thoughtful upgrades throughout — welcome to a beautifully refreshed home in Ogden. This renovated 2+1 bedroom residence combines modern convenience with comfortable, move in ready finishes and clear pride of ownership. Enter into a bright, spacious living room that easily accommodates multiple furniture arrangements. Sunlight fills the room through a picturesque bay window with built in bench seating and under bench storage, while new paint and elegant flooring create a warm, welcoming atmosphere for daily living or entertaining. The kitchen boasts modern NEW stainless-steel appliances and an efficient layout. An ample dining area easily fits a full table for dinner parties, family meals, or game nights. These open, connected spaces flow naturally for everyday functionality. Upstairs, plush new carpeting leads to a stunning updated primary bedroom featuring new windows, freshly refinished walls, new carpet, baseboards and a GORGEOUS custom walk-in closet with generous storage for two. The secondary bedroom offers flexible use as a home office, children’s room, or guest area. The fully renovated four-piece bathroom is beautifully appointed with a new vanity, mirror, flooring, and tiled shower — everything is brand new and designed for comfort. The lower level adds versatility with an additional large bedroom—ideal for a teenager, roommate, or overnight guests—plus a renovated two piece bathroom, spacious laundry room with brand new appliances (all appliances come with transferable extended warranty) + an extensive crawl space storage, so you’ll never be short on room for belongings. Outside, the yard has been landscaped and

includes a new patio perfect for summer evenings by the fire, alfresco dining and relaxed entertaining. A standout feature is the brand new (2025) oversized double garage (approx. 20 x 24) with upgraded electrical, an oversized door and higher ceilings — a true dream space for vehicles, projects, and/or extra storage. Set in the sought after Ogden community, this home is close to shopping, schools, river pathways, off leash dog areas and abundant green spaces. Quick access to major roadways and transit hubs makes commuting convenient. Impeccably maintained and thoughtfully updated, this home is ready for you to move in and enjoy. Book your showing today to experience modern updates, generous living spaces, and exceptional storage in a prime Ogden location.