



GRASSROOTS
REALTY GROUP

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7639 Ogden Road SE
Calgary, Alberta

MLS # A2282032



\$499,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	684 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot		

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

Inclusions: N/A

Here is the gem you've been waiting for! Charming small home (684 sq ft) sitting on a 50 x 120 R-C2 lot with incredible access to Glenmore Trail and the amenities in Ogden. With many new builds in the area, this is the ideal holding property or your first home and even includes a DOUBLE DETACHED GARAGE with room for RV PARKING too! Inside is a 2 bedroom with a living room and kitchen and 3 piece bathroom on the main floor. Downstairs, there is a recreation room that could also be used as a bedroom and laundry. Outside, you've got lots of space for entertaining or enjoying the WEST BACKYARD.