



**7806 20A Street SE**  
**Calgary, Alberta**

**MLS # A2292214**



**\$409,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully reimagined 3-bedroom + den, 2-bathroom home, perfectly positioned on one of the most sought-after streets in the community. Ideally located within walking distance to Almadina language Charter School and surrounded by parks and green space, this home offers an exceptional lifestyle for families. Enjoy the convenience of being just a short walk to grocery stores, everyday amenities, and easy access to the future LRT, making commuting effortless. Step inside to a spacious front entry that opens into a warm and inviting main living area, where a charming bay window floods the space with natural light throughout the day. The fully renovated kitchen is both timeless and functional, featuring crisp white cabinetry, quartz countertops with an eating bar, a classic subway tile backsplash, and stainless steel appliances. Durable laminate flooring runs throughout the main level, offering both style and practicality for busy households. Upstairs, the expansive primary retreat comfortably accommodates a king-sized bed and is complemented by an oversized walk-in closet with custom built-ins. A generous second bedroom provides the perfect setup for children or guests. The lower level adds incredible versatility, with a spacious rec room ideal for a media space, home office, or playroom, along with a third bedroom and additional den to suit your evolving needs. Both bathrooms have been beautifully finished with full tile surrounds and striking black fixtures, creating a modern, cohesive design throughout. With thoughtful updates from top to bottom, including a new washer I, brand new furnace (2026), windows, doors , and hot water tank (2024), this home is truly turnkey and ready for its next chapter. Welcome home!