



**7836 20A Street SE**  
**Calgary, Alberta**

**MLS # A2295283**



**\$446,500**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Aluminum Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Storage, Tray Ceiling(s)		

**Inclusions:** All TV Wall Mounts

Thoughtfully refreshed throughout, this move in ready home has key big-ticket items already completed! Step inside to a bright front living room with large windows and sleek blinds, creating a welcoming space to relax. The updated kitchen features refreshed cabinets and newer appliances, with laminate flooring flowing seamlessly across the main level for a clean, modern look. Three well sized bedrooms and a full bathroom complete the main floor, making the layout practical for families. The partially finished basement is just waiting for a few finishing touches to become a cozy rec room. It has the space for a potential 4th bedroom, giving you the flexibility to add value and personalize the area. The basement offers ample extra storage, a 3-piece bathroom, and a dedicated laundry area, adding to the home's overall functionality and everyday comfort. Outside, enjoy a large redone 75-foot deck and fenced yard, perfect for summer BBQs, kids, or pets. New dusk-to-dawn lighting enhances the ambiance and security. Peace of mind comes with vinyl windows throughout, a new water tank, a newer roof, and an oversized double garage that provides plenty of parking and storage for vehicles, tools, or hobby gear. This is a great opportunity to get into a solid home in an established Calgary community without the added cost of condo fees. Located in the established community of Ogden with easy access to parks, schools, transit, and major routes, this well-maintained home clearly shows pride of ownership!