



**7417 24 Street SE**  
**Calgary, Alberta**

**MLS # A2299844**



**\$399,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	482 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Primary Downstairs, Vinyl Windows		

**Inclusions:** Refrigerator, Stove (electric), Range Hood, Washer, Dryer

This charming, moderately updated bungalow is full of character and ready for its next owners! An excellent opportunity to step into homeownership at an accessible price point under 400k - no condo fees and no shared walls. Ideally located in Ogden on a quiet street away from busy roadways, and just blocks from the future LRT station, this home offers both comfort and convenience. The functional, compact layout blends original charm with thoughtful updates throughout. The updated kitchen features modern cabinetry, stainless steel range, exposed hood fan, and ample space for a casual dining or seating area. The main floor offers a bright, open-concept living and dining space (currently utilized as a home office), with the option to reconfigure back to a bedroom if desired. Hardwood flooring runs throughout the main level, and vinyl windows (installed in 2016) enhance efficiency and comfort. The lower level includes a spacious bedroom area, 3-piece bathroom, laundry, and additional storage. Step outside to enjoy the expansive west-facing backyard, complete with rear parking - ideal for vehicles, storage, or future garage development. With mature trees and plenty of space, it's the perfect canvas to bring your landscaping vision to life. Additional updates include asphalt shingles (2016) and hot water tank replaced just two years ago. Considering future redevelopment? The 41' x 120' lot offers excellent potential. Hold as a revenue property while you plan, or build your dream home. Located in a convenient, well-established neighbourhood, this property is a true hidden gem. Don't miss your chance to make it yours!