

7642 24 Street SE  
Calgary, Alberta

MLS # A2162879



## \$399,900

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Perfectly Renovated Starter Home! Well maintained home, spacious 1082 Sq Ft with 3 bedrooms, 1.5 bath and a developed basement with family room and laundry room. RENOVATIONS include: new flooring, new light fixtures, new plumbing fixtures, new paint from top to bottom, new countertops, tile backsplashes, stainless steel appliances, and new hardware throughout. This duplex is an excellent opportunity for the savvy investor given the location being so convenient and rich in amenities. Ogden is a wonderful community with many parks, off-leash parks, Jack Setters Arena and easy access to major highways. This community features an indoor rink, outdoor swimming pool, tennis courts, several schools, and various shops & dining options. Set to host the upcoming Green Line C-Train, with a station planned a mere 700 meters away from this property, enhancing its accessibility. Vacant and ready for immediate possession.