

\$322,000 - 7616 24 Street Se, Calgary

MLS® #A2090401

\$322,000

2 Bedroom, 2.00 Bathroom, 508 sqft

Residential on 0.06 Acres

Ogden, Calgary, Alberta

A great opportunity to enter Calgary's™ booming real estate market! With just over 1000 square feet of finished living space, this freehold home, situated in the central community of Ogden, is perfect for the first time homeowner, or real estate investor alike. No condo fees, no boards, the options can be catered to your liking here! The main floor, flooded with natural light from the bookending patio doors, and highlighting hardwood floor underfoot, features a spacious living room with a cozy wood burning, gas start corner fireplace, perfect for those chilly winter days. It also boasts an eat-in kitchen with neutral white cabinets and the recently installed new dishwasher. The dining room patio doors lead to the fully private, generously sized, west facing backyard, the ideal space for gathering with friends around a fire or watching the kids play from the deck with your morning coffee. Finishing off the main floor is a laundry room and two piece bathroom. Having the Bilevel design, this basement has large windows and carries the same well lit feel throughout. The lower level offers two generous bedrooms - a primary with the walk-in closet, and a second, well sized bedroom also with a walk-in - a great spot for a kids room, guest room, home office or home gym! The main bathroom was updated in 2021 with a new soaker tub/shower, and the entire house has been tastefully painted in beautiful neutral tones! A new roof, done just this year is another reason you'll have a piece of mind in this



move-in-ready home! With quick access to Glenmore Trail, Deerfoot meadows shopping center, restaurants, grocery stores and schools, endless bike paths and the Bow River, this house is a great spot for you to call home!

Built in 1976

Essential Information

MLS® #	A2090401
Price	\$322,000
Sold Price	\$338,616
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	508
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	7616 24 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0Y8

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 15th, 2023
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	BOUTIQUE REAL ESTATE GROUP INC.
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