

\$525,000 - 7612 23 Street Se, Calgary

MLS® #A2117653

\$525,000

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

1,381 developed square feet â€“ 2 Beds up with a Fully developed Illegal 1 BR Suite below â€“ Wide lot spanning both 43 and 44 â€“ Double Detached Garage â€“ New Roof/Furnace/hot water tank last couple yearsâ€™. Check out this cozy bungalow that stretches over two big lots right in the delightful Ogden area. Itâ€™s got a big yard with old trees that really gives it character. Inside, youâ€™ll find a good-sized home with 1,381 square feet of developed living space which includes an illegal basement suite built by professionals. The place has been spruced up recently with new paint and carpet in 2024, a brand-new roof + furnace in 2023. It's set up with two bedrooms on the main floor and another in the basement, plus you get two of everything in the kitchenâ€”fridges, stoves, and dishwashers. Thereâ€™s a shared laundry spot with a washer and dryer, next to a cold room for extra storage. Out back, thereâ€™s a big porch for relaxing and another private porch on the side for the illegal suite's enjoyment. Two-car garage that opens to a wide back alley. Super close to Glenmore, this home's got a big yard and lots of recent updates, yes please!

Built in 1959

Essential Information

MLS® # A2117653

Price \$525,000



Sold Price	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7612 23 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 26th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Frame Realty Group Inc.
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