

\$450,000 - 7639 Ogden Road Se, Calgary

MLS® #A2132748

\$450,000

3 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

First time buyers and Investors check this out! In the heart of Ogden, 7639 Ogden Road SE offers a charming bungalow that is ready to live in. Or, if you're looking for development potential this R-2 lot gives you options.

Lovingly maintained by the same family for the past 28 years this home is in great shape and the beautiful back yard with deck, fire pit and double garage make this an amazing opportunity to own, without condo fees.

This little dollhouse of a bungalow sits on 6000 square feet of green grass and maintains much of its original charm. Nearly 700 square feet on the main floor and with the finished basement you'll have just over 1200 square feet of living space.

Inside the front door you'll notice the hardwood floors and charming wood trim. With 2 bedrooms and the bathroom to your left and the kitchen at the rear opening onto the generous deck.

The choices are unlimited, buckets of potential. If you want to try your hand at Tik Tok renovations or live in it as is and when the time comes to move to something larger you'll still have that coveted R-2 lot. The detached garage and handy shed in the back offer great storage and keeps your vehicle out of the crazy Calgary weather. There's a parking driveway at the front for guests and easy access to the west back yard means you can save on storage costs because travel trailer or RV parking is a



breeze. The lower level has 2 rooms and full washer and dryer. This property gives you the cutest little house with no condo fees and a yard that will be the envy of all your friends. Be sure to get in and see this one before it's gone.

Built in 1948

Essential Information

MLS® #	A2132748
Price	\$450,000
Sold Price	\$460,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	684
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7639 Ogden Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1C2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.