

\$479,900 - 7428 26a Street Se, Calgary

MLS® #A2145277

\$479,900

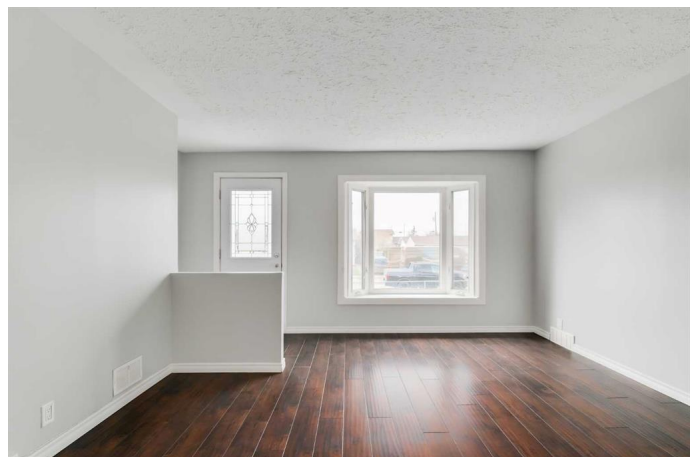
4 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

This tastefully renovated 4-bedroom, 2-bathroom bungalow sits on an oversized R-C2 lot in Ogden, offering both homeowners and investors an exceptional opportunity.

What truly sets this property apart is its unbeatable location, just steps away from the future Green Line LRT Station. Step inside to discover an inviting open concept layout, freshly painted walls, new carpet, and hand-scraped laminate flooring. The kitchen steals the spotlight with its modern updates, boasting stainless steel appliances, quartz countertops, a built-in wine rack, mosaic backsplash, pantry wall, and island seating. Upstairs, you'll find 2 bedrooms and a fully renovated bathroom with stylish tile flooring and a subway tile backsplash. The separate back entrance provides direct access to the basement, where you'll find 2 more bedrooms, a spacious rec room, and another updated bathroom with a tiled shower featuring a rain shower head and glass doors. Plus, the basement is wired for surround sound. Installing a secondary suite is possible, and would be subject to approval and permitting by the city/municipality. Outside, the large fenced yard offers plenty of space to relax and play, while the generous parking pad ensures convenient off-street parking. Recent updates include a new furnace in 2019 and laundry facilities in 2018. With amenities like convenience stores and restaurants nearby and downtown just a 15-minute drive away, this home offers both comfort and



convenience. Don't miss your chance to see itâ€”schedule your showing today!

Built in 1954

Essential Information

MLS® #	A2145277
Price	\$479,900
Sold Price	\$479,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7428 26a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1E3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Other
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Level, Street Lighting
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Block

Additional Information

Date Listed June 27th, 2024
Date Sold August 10th, 2024
Days on Market 44
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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