

\$449,900 - 7846 20a Street Se, Calgary

MLS® #A2162762

\$449,900

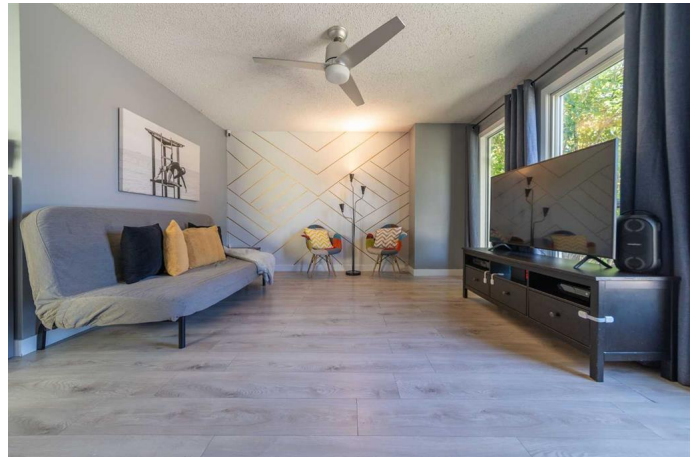
3 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

BACK TO MARKET DUE TO FINANCE.

Welcome to your dream home, a charming 4-bedroom, 2-bath bungalow nestled in a warm and inviting community. With over 1,660 square feet of beautifully finished space, this half duplex is perfect for first-time buyers or investors seeking a great opportunity. The home greets you with enchanting curb appeal—a fragrant lilac tree that adds to its storybook charm. Inside, the freshly painted interior is bathed in natural light, highlighting the laminate flooring. The thoughtfully designed layout flows effortlessly from the bright living room to a cozy kitchen, ideal for family dinners. The fully finished walkout basement, with a separate entrance, offers a spacious retreat with a large bedroom, a 2 bath, and a kitchenette that doubles as a private living space, making it a lucrative investment opportunity. The serene backyard is ideal for unwinding or having a peaceful evening barbecue while your children enjoy the playground. Savour the convenience of being close to numerous schools, grocery stores and major roads like Deerfoot Trail and Glenmore Trail. You're also less than 10 minutes from popular stores like IKEA, and grocery giants such as Walmart, Costco, and Real Canadian Superstore. Come see it for yourself and fall in love. **RECENT UPDATES:** Flooring in all bedrooms (2021), laundry area linoleum (2024), washer (2022), **NEW** furnace (2024), newer roof (2022), back yard (2023), updated bathrooms, stainless steel appliances



and newer roof over the carport (2023).

Built in 1976

Essential Information

MLS® #	A2162762
Price	\$449,900
Sold Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	7846 20a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1Y5

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street, On Street, Outside, Parking Pad, Stall, Covered, Carport, Other

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Lane, City Lot, Few Trees, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 4th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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