



THE
A-TEAM

**RE/MAX
FIRST**

7619 OGDEN Road, Calgary T2C1C2

MLS® #: **A2149382**

Area: **Ogden**

Listing Date: **07/13/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot
Double Garage Detached**

Finished Floor Area

Abv Sqft:

1,974

Low Sqft:

Ttl Sqft:

1,974

DOM

65

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room
4pc Bathroom

Level
Upper

Dimensions
6`9" x 6`2"

Room
Bedroom
Legal/Tax/Financial

Level
Upper

Dimensions
9`9" x 11`11"

Title:
Fee Simple
Legal Desc:

375AM

Zoning:
R-C2

Remarks

Pub Rmks:

How would you like to pick your colors and styles? If purchased before the cutoff, you can choose your paint, hardware, tile flooring, backsplash, as well as hardwood flooring, counters & much more, you have the opportunity to make this home your home by acting quickly! Home has a SEPARATE ENTRANCE and a LEGAL BASEMENT SUITE (subject to approval from the City). The estimated possession is for October / November 2024. With 10 ft main floor , 9 ft upper floor and 9 ft basement ceiling, this is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind in the community of Ogden . This fabulous floor plan boasts a large open concept and has a gorgeous kitchen, with high-end S.S appliances. The dining room, living room & kitchen are all designed for comfort & entertaining. 10 ft main floor ceiling allows for abundance of natural light with oversized windows & doors adds to its charm. The bedrooms are all a generous size & the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite has 14 ft VAULTED CEILINGS & an incredible walk-in closet big enough for the shopaholic, oh and UPPER LAUNDRY too! The FULLY DEVELOPED LEGAL SUITE in the LOWER LEVEL (subject to approval from the City) is also very large & open, it includes a beautiful rec room, BEDROOMS 4 & 5, a full bathroom & your own private laundry room. It also has oversized windows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Close to the city center, transit, schools, shopping & tons of amenities. The building is conveniently located within walking distance to the future green line Ogden LRT station, walking paths and off-leash dog parks, and easy access to major highways. This community features an indoor rink, outdoor swimming pool, tennis courts, several schools, and various shops & dining options. *PLEASE NOTE, RENDERING PHOTO (MAIN PHOTO) and BLUEPRINTS ARE OF EXPECTED FINAL PRODUCT BUT ARE SUBJECT TO CHANGE. IF YOU ACT FAST YOU CAN CHOOSE YOUR COLORS AND STYLES!**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123