



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

**132**

Layout

Beds:

**5 (3 2 )**

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  
Bedroom  
Bedroom

Level  
Upper  
Upper  
Basement

Dimensions  
6`9" x 6`2"  
11`0" x 9`9"  
13`9" x 10`10"

Room  
Bedroom  
Bedroom - Primary  
Bedroom

Level  
Upper  
Upper  
Basement

Dimensions  
9`9" x 11`11"  
14`0" x 13`6"  
10`2" x 10`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

375AM

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

