



THE
A-TEAM

**RE/MAX
FIRST**

7846 20A Street, Calgary T2C 1Y5

MLS® #: **A2162762**

Area: **Ogden**

Listing Date: **09/06/24**

List Price: **\$449,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1976**

Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,City Lot,Few Trees,Lawn,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Carport,Covered,Off Street,On Street,Other,Outside,Parking Pad,Stall**

Finished Floor Area
Abv Sqft: **944**
Low Sqft:
Ttl Sqft: **944**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Side by Side**

Parking
Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	8`4" x 12`7"
Kitchen	Main	13`4" x 12`0"
Bedroom - Primary	Main	10`7" x 15`1"
Exercise Room	Basement	18`8" x 9`0"
Laundry	Basement	9`10" x 11`9"

Room	Level	Dimensions
Bedroom	Main	10`7" x 7`10"
Dining Room	Main	10`7" x 8`0"
Living Room	Main	14`5" x 13`2"
4pc Bathroom	Basement	5`3" x 9`2"
Kitchen	Basement	5`7" x 10`7"
Game Room	Basement	18`9" x 23`1"

Storage

Basement

4`8" x 6`8"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`9" x 6`5"

Title:
Fee Simple
Legal Desc:

955AV

Zoning:
R-C2

Remarks

Pub Rmks: **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).**

Inclusions:
Property Listed By: **Refrigerator in basement, cooktop in basement, microwave in basement, mounted standing shelves in kitchen, outdoor playground RE/MAX First**

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









