



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7642 24 Street, Calgary T2C 0Y8**

MLS® #: **A2162879**

Area: **Ogden**

Listing Date: **09/05/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,082**

Year Built:

**1971**

Low Sqft:

Ttl Sqft:

**1,082**

Lot Information

Lot Sz Ar:

**1,485 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Parking Pad**

DOM

**14**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**1**

Garage Sz:

Utilities and Features

Roof: **Flat**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 10`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`6" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-C2**

Legal Desc: **7713JK**

Remarks

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Pub Rmks: **Perfectly Renovated Starter Home! Well maintained home, spacious 1082 Sq Ft with 3 bedrooms, 1.5 bath and a developed basement with family room and laundry room. RENOVATIONS include: new flooring, new light fixtures, new plumbing fixtures, new paint from top to bottom, new countertops, tile backsplashes, stainless steel appliances, and new hardware throughout. This duplex is an excellent opportunity for the savvy investor given the location being so convenient and rich in amenities. Ogden is a wonderful community with many parks, off-leash parks, Jack Setters Arena and easy access to major highways. This community features an indoor rink, outdoor swimming pool, tennis courts, several schools, and various shops & dining options. Set to host the upcoming Green Line C-Train, with a station planned a mere 700 meters away from this property, enhancing its accessibility. Vacant and ready for immediate possession.**

Inclusions: **n/a**  
Property Listed By: **Blackstone Realty**

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