



THE
A-TEAM

**RE/MAX
FIRST**

7621 24A Street, Calgary T2C 0Z8

MLS® #: **A2174535**

Area: **Ogden**

Listing Date: **10/22/24**

List Price: **\$319,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **1,571 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,092**
Low Sqft:
Ttl Sqft: **1,092**

DOM

60
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Flat, See Remarks**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco**
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`11" x 9`1"
Kitchen	Main	14`5" x 7`11"
Bedroom	Upper	10`5" x 9`0"
2pc Bathroom	Main	5`2" x 5`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`2" x 10`7"
Bedroom - Primary	Upper	14`7" x 10`5"
Bedroom	Upper	13`5" x 8`6"
4pc Bathroom	Upper	10`5" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7713JK

Zoning:
R-CG

Remarks

Pub Rmks: **INVESTMENT Opportunity | 3 bedrooms | NO Condo Fees | Welcome to one of the LOWEST priced 2 storey homes in Calgary! This 2 storey has NO condo fees, and is awaiting your transformation. The main floor features a SPACIOUS living room, a half bathroom, and a kitchen. The upper level has 3 good sized bedrooms and a FULL bathroom. This blank canvas is a great opportunity for a potential house flip, or a sweat equity project for a potential buyer who is handy! Easy access to Glenmore Trail, and a quick drive to Quarry Park. Call now to book a private viewing!**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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



