



THE
A-TEAM

**RE/MAX
FIRST**

7435 20A Street, Calgary T2C0S3

MLS®#: **A2182360**

Area: **Ogden**

Listing Date: **12/05/24**

List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**

Lot Information

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

Access:

Lot Feat: **Back Lane,Few Trees**
Park Feat: **Off Street**

DOM

48
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Lighting,Other,Storage**

Construction: **Metal Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-------------|----------------------|
| Entrance | Main | 17`3" x 36`1" |
| Bedroom | Main | 27`1" x 38`7" |
| 4pc Bathroom | Main | 19`5" x 24`7" |
| Mud Room | Main | 10`1" x 16`2" |
| Kitchen | Main | 28`2" x 37`9" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Living Room | Main | 43`3" x 29`6" |
| Bedroom - Primary | Main | 28`5" x 41`7" |
| Dining Room | Main | 32`10" x 31`5" |
| Laundry | Main | 12`10" x 9`3" |
| Other | Basement | 49`9" x 92`5" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

955AV

Zoning:
R-CG

Remarks

Pub Rmks: | **FULLY RENOVATED | 2 BED + 1 BATH | 806 SQFT | Welcome to 7435 20A Street SE, a beautifully renovated 806 sq. ft. home nestled in the heart of Ogden. This charming property features 2 cozy bedrooms, a full 4-piece bathroom, and an unfinished basement offering endless potential for customization. Every detail of this home has been updated, including brand new vinyl flooring, brand-new appliances, a brand new roof, and all-new windows, ensuring comfort and energy efficiency. The property also has a fair sized storage shed in the backyard! The exterior boasts convenient parking both in the backyard and front of the home, making it ideal for families or guests. Its prime location offers easy access to main roads like Glenmore Trail, while being close to schools, shopping amenities, and parks. This move-in-ready home combines comfort, convenience, and charm, making it the perfect choice for first-time buyers! Don't miss the chance to own this cozy gem—schedule your viewing today!**

Inclusions:
Property Listed By: **n/a**
Greater Property Group

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













