

# \$345,000 - 7646 24a Street Se, Calgary

MLS® #A2223308

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0.04 Acres

Ogden, Calgary, Alberta

Incredible Value! No Condo Fees. 3 Bedrooms Up, Private Yard, Primary Residence or Investment Opportunity. This home is perfect for first-time buyers, investors, or anyone looking for a property with room to grow. With no condo fees and over 1500 SQFT of livable space, this home offers a blend of comfort, functionality, and long term value. The main floor offers a spacious living room, kitchen with dining area, a convenient half bathroom and a side entrance to the private yard. Upstairs, you'll find three generously sized bedrooms plus a full bathroom, perfect for families, roommates, or home office setups. The partially developed basement just needs a few more touches, and adds even more flexibility with a rec room, and 4th bedroom with new egress window. There is lots of storage space in the laundry/mechanical room. The furnace is a newer high efficiency model. This home's corner private lot with a fenced yard is a rare bonus. The gate allows to pull up a camper/trailer. The lot features a large deck with lots of space to make it your own oasis. Along with the private parking pad, there is additional street parking. All of this in a convenient, well connected location, minutes from Glenmore Trail, Deerfoot Trail, 52nd Street, Stoney Trail, Quarry Park, schools, shopping, and transit. Whether you're looking for your own home or a solid rental with great potential, this home checks every box.

Built in 1971



## Essential Information

MLS® #	A2223308
Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,101
Acres	0.04
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	7646 24a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0Z7

## Amenities

Parking Spaces	1
Parking	Front Drive, Parking Pad

## Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Corner Lot

Roof	Tar/Gravel
Construction	Concrete, Stucco, Wood Frame, Shingle Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	66
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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