

# \$375,000 - 7626 24a Street Se, Calgary

MLS® #A2215877

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.04 Acres

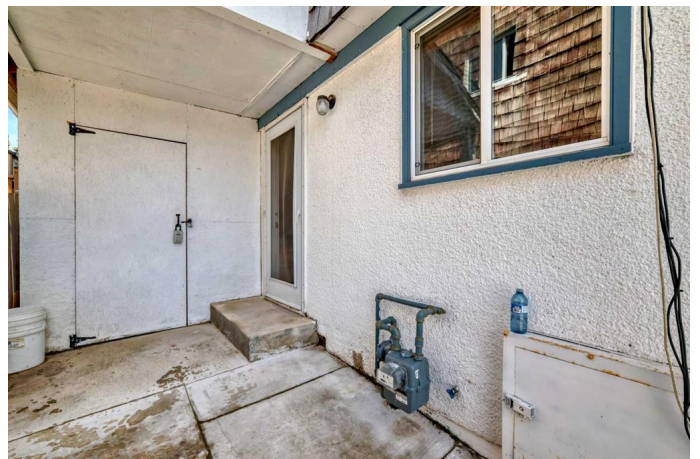
Ogden, Calgary, Alberta

Welcome to this charming 2-storey townhouse in the heart of Ogden! Featuring 3 spacious bedrooms, a 4-piece main bath and a convenient 2-piece powder room, this home offers functionality and comfort for growing families or first-time buyers. The full basement is partially finished, offering plenty of storage or room to customize to your needs. You'll love the totally renovated kitchen (2016), complete with modern finishes and ample cabinet space – perfect for cooking and entertaining. Tar and Gravel roof done 2012, shingles on covered patio Maay 8/25, windows 2005, hot water tank 2017, Hi eff furnace 2021 Located minutes from Glenmore Trail, Deerfoot Trail, 52 Street, and Stoney Trail, commuting is a breeze. Best of all, NO CONDO FEES, making this a rare and affordable opportunity in a well-connected location. Don't miss out!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215877  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,092     |
| Acres          | 0.04      |



|            |                        |
|------------|------------------------|
| Year Built | 1971                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7626 24a Street Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C 0Z7            |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Partially Finished                                     |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage |
| Lot Description   | Private, Street Lighting                          |
| Roof              | Asphalt Shingle, Tar/Gravel                       |
| Construction      | Brick, Cedar, Concrete, Stucco, Wood Frame        |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 3              |
| Zoning         | R-CG           |

### **Listing Details**

Listing Office      Diamond Realty & Associates LTD.

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