

\$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 | 71 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.