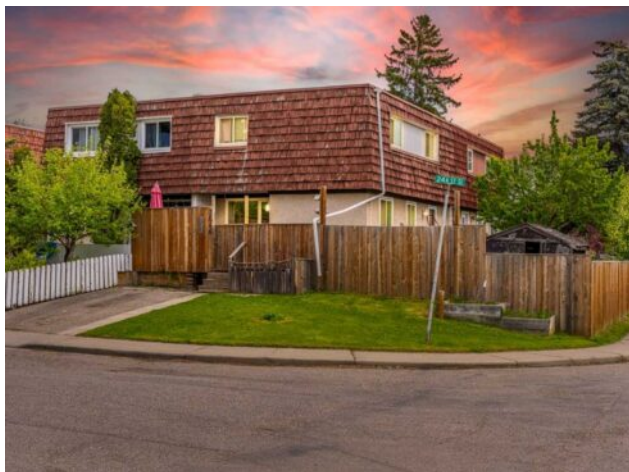


7646 24A Street SE
Calgary, Alberta

MLS # A2223308



\$389,999

Division:	Ogden		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Front Drive, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Shingle Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

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.