

7634 24A Street SE
Calgary, Alberta

MLS # A2272439



\$425,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,089 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Shed

Renovations just completed! This turn-key home features a galley style kitchen with BRAND NEW quartz counter tops, Frigidaire Induction stove, side by side fridge, microwave/hood fan, tiled back splash and two -toned cabinets with soft close drawers. Spacious living room, cosy dining area with view of the yard. The main floor is completed with a half bathroom and a convenient side entrance. Upstairs features 3 good sized bedrooms, a full bath and a linen closet. The basement is fully finished with a rec room, laundry room and plenty of storage. Other features you will love about this property are the vinyl flooring throughout, new windows, knock down ceiling, new baseboards, new landscaping. To be noted as well, this property has a BRAND NEW TOP END 2 stage furnace and a BRAND NEW TOP END water heater, Storage shed right outside for easy access and fresh new paint throughout. This home is a gem! The Location is close to Glenmore Trail and easy access to Deer Foot Trail. This home is nestled on a quiet street and close to shopping, transit and Parks. This community is an up and coming hot spot so don't miss this investment opportunity!