

7428 24 Street SE
Calgary, Alberta

MLS # A2238636



\$525,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Perfectly situated on a 50x124' lot on a quiet street, this solid bungalow presents a fantastic opportunity! The well laid out main floor features a spacious front living room with a sunny west-facing window, a charming eat-in oak kitchen with access to the bright east-facing sunroom, and a renovated bathroom with a walk-in Jacuzzi tub. There are three bedrooms upstairs—one is currently being used as an upper-level laundry room but can easily be converted back into a bedroom. A separate side entrance leads to the lower level, which is mostly unfinished aside from an older family room, offering excellent potential for future development. Notable updates over the years include roof shingles (2010), mid-efficient furnace (2007), newer hot water tank, some vinyl windows, recent laminate flooring throughout, updated appliances, and a refreshed bathroom. The massive, sunny backyard provides plenty of space for kids, pets, or gardening, and parking is abundant with a single garage and a triple gravel parking pad. Ideal location with easy access to major roadways, transit, shopping, schools, and parks, including the newly redeveloped George Moss Park featuring sport courts, tennis courts, a playground, and more. Plus, the upcoming Green Line LRT will be just a few blocks away. Contact your favorite Realtor to schedule a private viewing today!