

7417 24 Street SE
Calgary, Alberta

MLS # A2268571



\$469,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	505 sq.ft.	Age:	1953 (73 yrs old)
Beds:	1	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Lawn, Level, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Primary Downstairs, Separate Entrance, Vinyl Windows		

Inclusions: Both Sheds, Greenhouse.

CALLING INVESTORS, BUILDERS & DEVELOPERS ! An exceptional opportunity to acquire a flat 45' x 120' (~5,000sqft) lot in the heart of Ogden, a community gaining momentum thanks to infrastructure investment and long-term growth potential. The property currently includes a cute, functional home offering just under 1,000 sq ft of total living space, making it ideal to hold, rent, or occupy while planning next steps. This flexibility creates multiple strategies — from immediate use to longer-term redevelopment with R2 zoning. Located just blocks from the planned future Green Line Ogden LRT station, the property is exceptionally well-positioned for transit-oriented growth and appreciation. Enjoy being steps from George Moss Park, minutes to Pop Davies Athletic Park, nearby schools, pathways, and everyday amenities. With a generous lot size, established zoning history, and proximity to major future infrastructure, this property represents a strategic investment in one of Calgary's most promising inner-city communities. Explore the possibilities and capitalize on Ogden's evolving landscape - contact your favourite agent today to book a viewing.