

\$448,500 - 7443 20a Street Se, Calgary

MLS® #A2230942

\$448,500

2 Bedroom, 1.00 Bathroom, 847 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

****OPEN HOUSE JUNE 21 2:00 pm to 5:00 pm. **AN EXCEPTIONAL OPPORTUNITY! LARGE 50X120 DOUBLE LOT PERFECT FOR AN INVESTOR TO BUILD A NEW ATTACHED INFILL! Huge west backyard. Totally fenced front and back yards with a double rear parking area off the alley. Great location, in this welcoming and vibrant community. Just steps to the Almadina Language Charter School and three bus stops. Ogden is a dynamic family friendly neighbourhood that offers a unique blend of schools, parks, recreation activities and quick access to major routes. This community offers something for all ages. Families with children will love the many parks, numerous athletic fields, green spaces and off leash dog parks. The Millican-Ogden outdoor pool with an eight-lanes and two water slides is perfect for summer fun and swimming lessons. Millican-Ogden's community centre offers programs for all ages plus Community Days, Winterfest and more. The Jack Setters Arena offers hockey training, games and public skating. Ogden's 50+ Activity Centre offers pickleball, carpet bowling, coffee parties, game and movie nights and so much more! The George Moss Park offers youth a refurbished park with many new amenities including a new pump track this year! The adjacent YCC Youth Centres of Calgary offers free programs for children. Just a three-minute bike ride to the Bow River Pathway system offering scenic pathways**



along the Bow River to Beaver Dam Flats, Carburn Park and access throughout the city. This home features a bright two-bedroom bungalow with large windows. Convenient front vestibule with large east window. Maple hardwood floors in the living room and primary bedroom. Large kitchen with nook area features south and west windows, wood cabinets and white tile counters. Four-piece bathroom with white fixtures and west window.

The basement features concrete exterior walls and wood floors over dirt throughout. Lower Mechanical/laundry area includes the washer and dryer. Exterior patio area. Off street parking for two vehicles accessed from the alley. A great location within this outstanding community.

Built in 1952

Essential Information

MLS® #	A2230942
Price	\$448,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	847
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7443 20a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2C 0S3

Amenities

Parking Spaces 2
Parking Off Street

Interior

Interior Features Ceiling Fan(s), Tile Counters
Appliances Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating Floor Furnace
Cooling Wall/Window Unit(s)
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Subdivided
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete, See Remarks

Additional Information

Date Listed June 19th, 2025
Days on Market 2
Zoning R-CG

Listing Details

Listing Office RE/MAX First

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