

780-978-0157  
jenniferstudent@me.com

8019 24 Street SE  
Calgary, Alberta

MLS # A2199528



**\$419,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	1925 (100 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Interior Lot, Private, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Stove, Refrigerator, Microwave/Hood Fan, Washer/Dryer

| FULLY RENOVATED | 2 BED | 1 BATH | 608 SqFt | Welcome to 8019 24 Street SE, a beautifully renovated 608 sq ft bungalow nestled in the heart of Ogden, one of Calgary's oldest and most vibrant communities. This delightful home offers modern comforts while retaining its historic charm. Featuring two bedrooms and one bathroom, this fully updated property boasts brand-new appliances, stylish vinyl flooring throughout, and a cozy covered front porch perfect for relaxing. Recent upgrades include a brand-new roof installed just four months ago, brand-new windows, and updated electrical services completed with a permit, ensuring safety and efficiency. The spacious backyard includes a functional shed, providing extra storage or workspace. Located in a community rich with history and strong neighborhood spirit, this home offers easy access to fantastic amenities. Outdoor enthusiasts will love the nearby Jack Setters Arena and Athletic Park, as well as the scenic Bow River Pathway, ideal for walking, jogging, and cycling. The area is well-served by local shops, grocery stores, and restaurants, with larger retail centers like Southcentre Mall and Chinook Centre just a short drive away. Families will appreciate the proximity to schools, including Banting and Best Elementary, Sherwood School, and St. Bernadette Elementary. Commuting is a breeze with major roadways such as Glenmore Trail and Deerfoot Trail providing quick access to the rest of the city. Plus, the upcoming Green Line LRT project, set to include Ogden and Lynnwood/Millican stations by 2027, will further enhance public transit options. With extensive renovations and major upgrades already completed, this move-in-ready home is a fantastic opportunity to live in one of Calgary's most established neighborhoods. Don't miss out—contact us today to schedule a viewing!