



7646 24A Street Calgary Alberta

\$389,999

Incredible Value! No Condo Fees. 3 Bedrooms Up, Private Yard, Primary Residence or Investment Opportunity. This home is perfect for first-time buyers, investors, or anyone looking for a property with room to grow. With no condo fees and over 1500 SQFT of livable space, this home offers a blend of comfort, functionality, and long term value. The main floor offers a spacious living room, kitchen with dining area, a convenient half bathroom and a side entrance to the private yard. Upstairs, you'll find three generously sized bedrooms plus a full bathroom, perfect for families, roommates, or home office setups. The partially developed basement just needs a few more touches, and adds even more flexibility with a rec room, and 4th bedroom with new egress window. There is lots of storage space in the laundry/mechanical room. The furnace is a newer high efficiency model. This home's corner private lot with a fenced yard is a rare bonus. The gate allows to pull up a camper/trailer. The lot features a large deck with lots of space to make it your own oasis. Along with the private parking pad, there is additional street parking. All of this in a convenient, well connected location, minutes from Glenmore Trail, Deerfoot Trail, 52nd Street, Stoney Trail, Quarry Park, schools, shopping, and transit. Whether you're looking for your own home or a solid rental with great potential, this home checks every box. (id:6769)

Bedroom 13.00 Ft x 10.75 Ft

Recreational, Games room 12.00 Ft x 9.17 Ft

Furnace 9.08 Ft x 23.00 Ft

Storage 3.25 Ft x 2.50 Ft

Kitchen 8.67 Ft x 8.00 Ft

Pantry 3.00 Ft x 2.33 Ft

Dining room 9.92 Ft x 9.33 Ft

Living room 11.00 Ft x 17.50 Ft

Other 10.67 Ft x 12.83 Ft

2pc Bathroom 4.92 Ft x 5.17 Ft

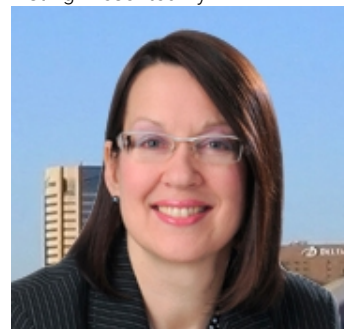
Primary Bedroom 10.50 Ft x 14.50 Ft

Bedroom 11.17 Ft x 8.58 Ft

Bedroom 10.42 Ft x 8.92 Ft

4pc Bathroom 13.17 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.celestewood.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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