



## 7808 20A Street Calgary Alberta

\$389,985

Home: Welcome to your new home complete with 2 bedrooms up & 1 down. Two full kitchens, 2 full bathrooms, 2 parking spots out back fully fenced & landscaped. Your new home has plenty of storage both up and down. Your new home has had many very recent updates including 2 new kitchens and the complete lower level. The beautiful custom-made wood feature walls are both appealing and unique. The great use of space both upstairs and downstairs was planned well & well done. The woodburning fireplace with a glass door was kept because it radiates heat well & looks so inviting. The outdoor space in the backyard was completely & recently redone. The fence and storage shed are in great shape. Just move in and enjoy. Call today or come by soon before it is...Community: A great place to raise a family, with plenty of parks, schools and playgrounds. An energetic community & a great community centre. Excellent access to all that Calgary has to offer and just minutes away. Ogden, which includes the historic neighbourhoods of Millican Estates, Lynnwood, and Ogden Flats, was a small rail town established in 1912. Named after the former Vice President of the Canadian Pacific Railway, it is arguable Calgary would not exist had it not been for the CPR, the Ogden Shops, and their founding of the town of Ogden. The Canadian Pacific Railway is held in high esteem by "Ogdenites", with its world headquarters based directly in the community. With their history tied to rail, it is fitting that the Green Line LRT will have two stations in Ogden, which will bring its neighbourhood feel, opportunities of employment, and arts and culture to the rest of the city like the old Calgary Municipal Railway did more than 100 years ago. (id:6769)

Living room/Dining room 18.08 Ft x 11.08 Ft

Kitchen 10.83 Ft x 8.17 Ft

3pc Bathroom 7.17 Ft x 5.50 Ft

Primary Bedroom 18.50 Ft x 11.42 Ft

Furnace 9.17 Ft x 7.00 Ft

Living room 15.00 Ft x 13.25 Ft

Other 19.33 Ft x 8.58 Ft

4pc Bathroom 8.00 Ft x 7.33 Ft

Bedroom 10.92 Ft x 8.42 Ft

Primary Bedroom 10.92 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
REAL ESTATE PROFESSIONALS  
INC.

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net