

# \$399,000 - 7814 20a Street Se, Calgary

MLS® #A2249402

**\$399,000**

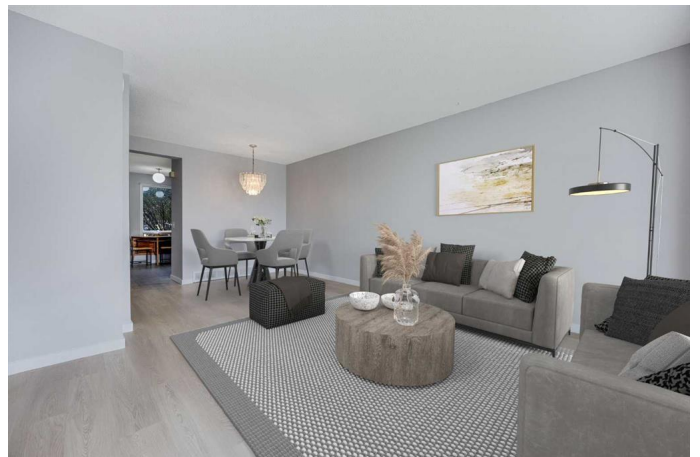
3 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

Welcome to 7814 20A Street SE in the desirable community of Ogden—a property that truly stands out as one of the best choices on the market today! This half duplex has been thoughtfully updated from top to bottom, offering 3 spacious bedrooms, 2 bathrooms, and a basement that is a blank canvas awaiting your personal touch and future development ideas. Every major upgrade has already been taken care of, giving you complete peace of mind and making this home move-in ready. Enjoy the confidence of knowing you have a brand-new roof (2025), new flooring and carpets (2025), fresh paint throughout (2025), and all new appliances (2025). The big-ticket mechanicals are also up to date, including a high-efficiency furnace (2022) and a hot water tank installed around 2017—ensuring comfort and efficiency for years to come.

Beyond the home itself, the location couldn't be better—steps from schools, shopping plazas, playgrounds, and parks, with quick access to Glenmore Trail for an easy commute. This is the perfect combination of modern updates, family-friendly living, and everyday convenience. If you're looking for a property where all the major work is already done and all you need to do is move in and enjoy, then this is the home you've been waiting for. Don't miss the opportunity to make this beautifully upgraded property yours!



Built in 1976

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249402               |
| Price          | \$399,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,189                  |
| Acres          | 0.07                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7814 20a Street Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C1Y5             |

## Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Off Street, Outside, Unpaved |
| # of Garages   | 1                            |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Pantry        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage                                |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Metal Siding               |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 21st, 2025 |
| Zoning      | R-2A              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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