

7814 20A Street SE  
Calgary, Alberta

MLS # A2249402



**\$399,000**

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,189 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Outside, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2A
Utilities:	-

Inclusions: Shed

\*\*\* OPEN HOUSE August 23, 24 2025 11am &ndash; 2pm \*\*\* Welcome to 7814 20A Street SE in the desirable community of Ogden&mdash;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&mdash;ensuring comfort and efficiency for years to come. Beyond the home itself, the location couldn&rsquo;t be better&mdash;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&rsquo;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&rsquo;ve been waiting for. Don&rsquo;t miss the opportunity to make this beautifully upgraded property yours!