



THE
A-TEAM

**RE/MAX
FIRST**

7818 21 Street, Calgary T2C 1Y7

MLS® #: **A2176029**

Area: **Ogden**

Listing Date: **11/01/24**

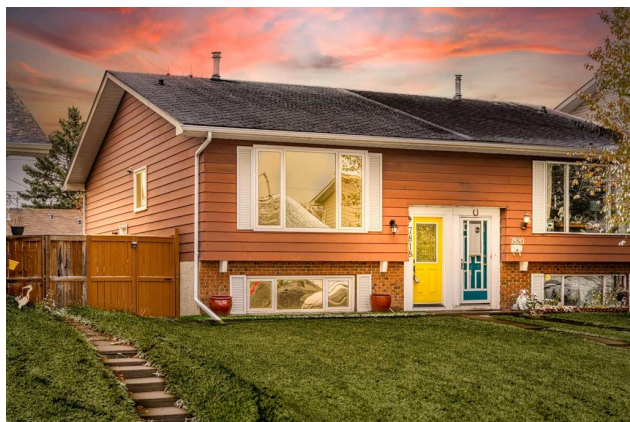
List Price: **\$464,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

878

Year Built:

1977

Low Sqft:

Ttl Sqft:

878

Lot Information

Lot Sz Ar:

3,046 sqft

Lot Shape:

DOM

20

Layout

Beds:

4 (2 2)

Baths:

1.5 (1 1)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped,Level

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Foyer

Main

9`3" x 3`10"

Dining Room

Main

8`3" x 9`6"

Bedroom - Primary

Main

10`11" x 10`7"

Bedroom

Basement

12`6" x 9`6"

Game Room

Basement

11`3" x 14`4"

Laundry

Basement

7`5" x 3`0"

4pc Bathroom

Main

8`0" x 7`4"

Room

Level

Dimensions

Kitchen

Main

9`9" x 8`6"

Living Room

Main

13`3" x 12`10"

Bedroom

Main

10`11" x 8`2"

Bedroom

Basement

12`5" x 8`3"

Furnace/Utility Room

Basement

7`5" x 11`10"

Storage

Basement

5`5" x 14`11"

2pc Bathroom

Basement

6`3" x 5`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7611066

Remarks

Pub Rmks:

Bright & Updated Semi-Detached Gem in Ogden. Welcome to this well-maintained, move-in ready semi-detached home in vibrant Ogden, featuring 2 bedrooms on the main floor with a full bathroom. The main level's open layout also includes a spacious living room, a dedicated dining area next to the kitchen, perfect for both relaxing and entertaining. The convenient side entrance connects easily to the backyard and private parking space, adding to the home's appeal. The naturally lit basement expands your options with 2 additional rooms—ideal for bedrooms, a home office, or guest space, alongside a bright living area, half bathroom, laundry room, and large storage room. Lovingly updated over the years by the original owner, this home shows quality and care in every corner. Located near Riverbend, Quarry Park, and Deerfoot Meadows, you are minutes away from all essential amenities. Quick access to Deerfoot and Glenmore Trails makes commuting easy, while nearby Carburn Park along the Bow River offers paths and green spaces for outdoor enthusiasts. Don't miss this opportunity to settle into a well-cared-for home in a great location! Please see video and 3D tour.

Inclusions:
Property Listed By:

N/A
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

