



THE
A-TEAM

**RE/MAX
FIRST**

7635 21 Street, Calgary T2C 0V6

MLS®#: **A2177631**

Area: **Ogden**

Listing Date: **11/06/24**

List Price: **\$550,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **794**

Low Sqft:

Ttl Sqft: **794**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

27

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Gazebo,Front Yard,Lawn**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Vinyl Siding

Flooring:

Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat: **Ceiling Fan(s),Laminate Counters,Pantry,Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`1" x 5`0"
Dining Room	Main	6`1" x 12`4"
Living Room	Main	11`4" x 19`4"
4pc Bathroom	Basement	6`6" x 5`0"
Bedroom	Basement	11`0" x 12`8"
Storage	Basement	10`10" x 14`3"
Laundry	Basement	

Room	Level	Dimensions
Bedroom	Main	11`6" x 8`7"
Kitchen	Main	11`6" x 16`2"
Bedroom - Primary	Main	11`5" x 12`2"
Bedroom	Basement	10`9" x 10`6"
Game Room	Basement	11`0" x 22`2"
Furnace/Utility Room	Basement	4`3" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8806HM

Remarks

Pub Rmks: **Welcome to the home and lot in Ogden you have been waiting for! This quaint home is perfect for the first time investor or future building potential. When you walk through the front door you are greeted with an open concept living room and kitchen that has been freshly painted with recently installed laminate flooring. The living area is welcoming with a ton of natural light and space for all your furniture. To the left you will find two good sized bedrooms and a three-piece bathroom with upgraded vanity and flooring. The kitchen has a ton of counterspace, room for a good-sized dining table and has a large pantry to hold all your kitchen essentials. Off the kitchen you have access to your large back yard, with recently refinished deck, brand new pergola, hot tub, bbq shack, shed, and heated double garage! Downstairs you will find a large rec room, two good sized bedrooms, and a 4-piece bathroom. The laundry, additional storage, and utility room finish off the basement. The big-ticket items have been checked off on this home with the roof of the home being replaced in 2023, hot water tank replaced in 2022, the fence replaced in 2022, and the furnace replaced in 2014. This home is situated on a 50X120, R-CG lot and is currently income generating, with the potential to boast a single-detached, semi-detached, duplex or rowhouse... the possibilities are endless! Call your favorite realtor to book a showing today!**

Inclusions: **Hot Tub, Fire pit, gazebo/pergola on the back deck, bbq shack, shed, heater and cupboards in the garage**

Property Listed By: **Royal LePage Benchmark**

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











