

## 7635 21 Street, Calgary T2C 0V6

MLS®#:	A2177631	Area:	Ogden	Listing	11/06/24	List Price:	\$550,000				
Status:	Pending	County:	Calgary	Date: Change:	-\$10k, 14-Nov	Associatio	n: Fort McMurray				
				General Inf	ormation				DOM		
	A CONTRACTOR			Prop Type:	Resident	ial			27		
	Stores And			Sub Type:	Detached	ł			<u>Layout</u>		
				City/Town:	Calgary		Finished Floor Area	a	Beds:	4 (2 2 )	
ALLAN .		See.		Year Built:	1959		Abv Sqft:	794	Baths:	2.0 (2 0)	



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<u>nformation</u>		Low Sqft:		Style:	Bungalow
Sz Ar:	5,995 sqft	Ttl Sqft:	794		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
SS:				5	
eat:	Back Lane,Gaze	bo,Front Yard,Lawn			
Feat:	Double Garage I				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air		Construction: Vinyl Siding	Vinyl Siding						
Ext Feat:	Fire Pit,Private Yard		Hardwood,Laminate,Tile Water Source: Fnd/Bsmt: Poured Concrete	Water Source: Fnd/Bsmt:						
Kitchen Appl: Int Feat: Utilities:	-	Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer,Window Coverings Ceiling Fan(s),Laminate Counters,Pantry,Quartz Counters,Separate Entrance Room Information								
Room	Level	Dimensions	Room	Level	Dimensions					
3pc Bathroom	Main	8`1" x 5`0"	Bedroom	Main	11`6" x 8`7"					
Dining Room	Main	6`1" x 12`4"	Kitchen	Main	11`6" x 16`2"					
Living Room	Main	11`4" x 19`4"	Bedroom - Primary	Main	11`5" x 12`2"					
4pc Bathroom	Basement	6`6" x 5`0"	Bedroom	Basement	10`9" x 10`6"					
Bedroom	Basement	11`0" x 12`8"	Game Room	Basement	11`0" x 22`2"					
Storage	Basement	10`10" x 14`3"	Furnace/Utility Room	Basement	4`3" x 5`0"					
Laundry	Basement		-							

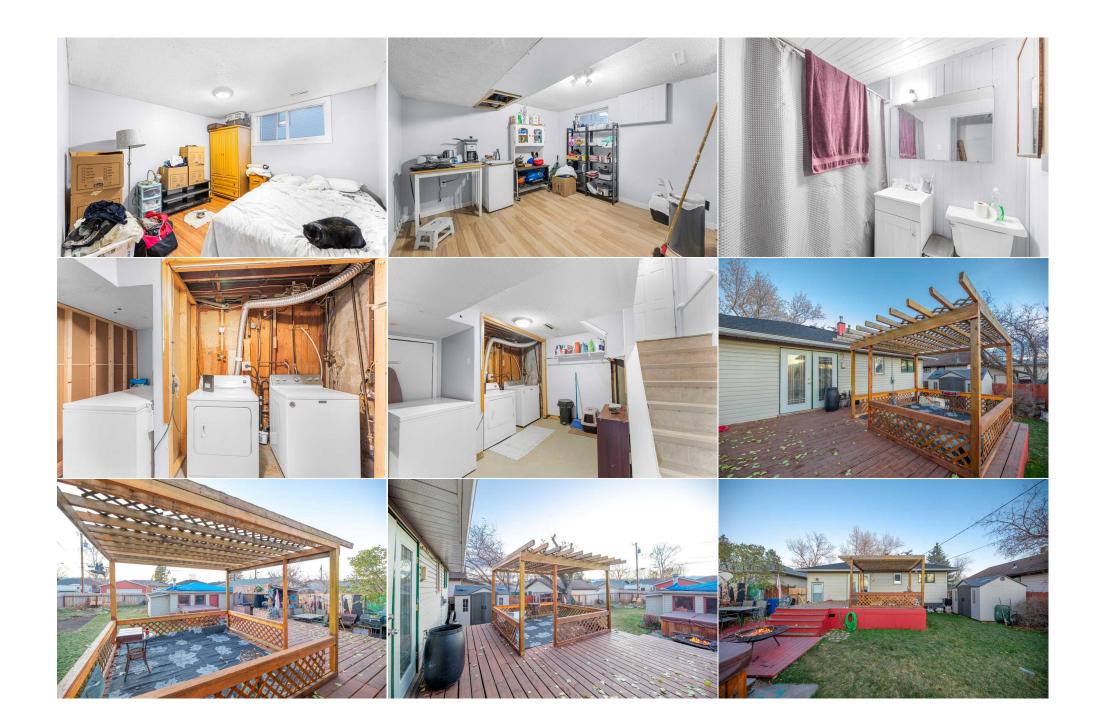
Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-CG				
Legal Desc:	8806HM				
	Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to the home and lot in Ogden you have been waiting for! This quaint home is perfect for the first time investor or future building potential. When you 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! Hot Tub, Fire pit, gazebo/pergola on the back deck, bbq shack, shed, heater and cupboards in the garage Royal LePage Benchmark				

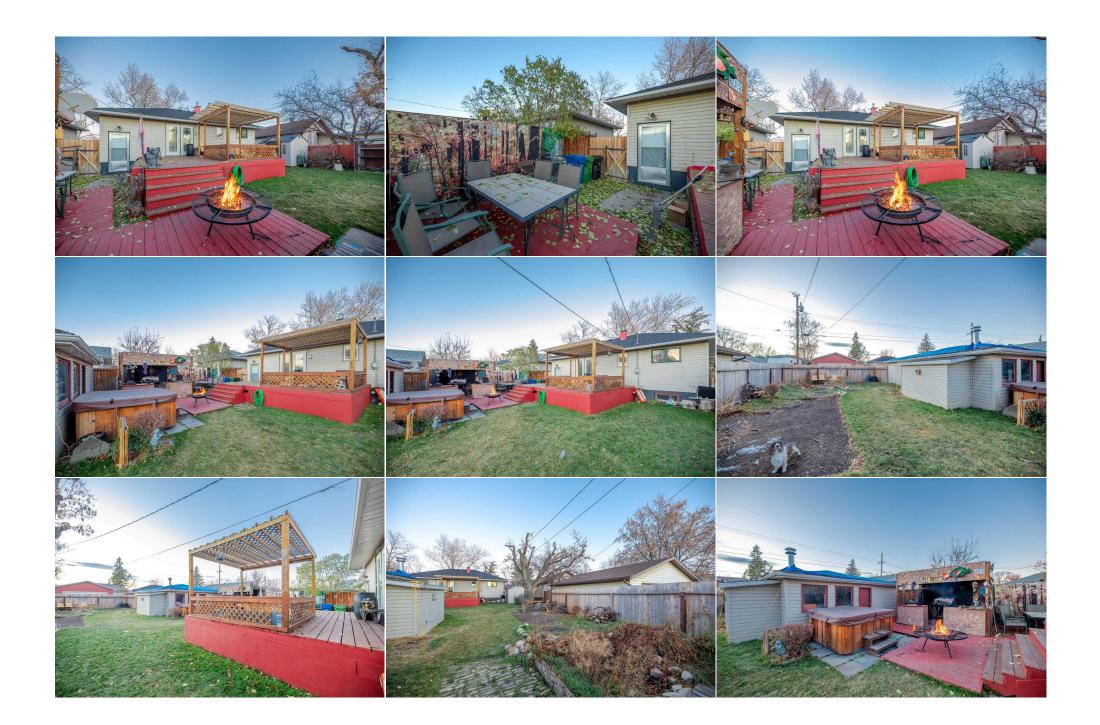
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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