



THE
A-TEAM

**RE/MAX
FIRST**

7437 21A Street, Calgary T2C 0W1

MLS®#: **A2179045**

Area: **Ogden**

Listing **11/13/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Date:

Change: **-\$50k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**

Sub Type: **Detached**

City/Town: **Calgary**

Year Built: **1914**

Lot Information

Lot Sz Ar: **2,996 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **799**

Low Sqft:

Ttl Sqft: **799**

DOM

38

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Landscaped,Rectangular Lot**
Park Feat: **On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks,Stucco

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked

Int Feat:

Breakfast Bar,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 8`0"	Dining Room	Main	11`9" x 7`4"
Kitchen	Main	16`8" x 7`3"	Bedroom - Primary	Main	16`8" x 7`11"
Bedroom	Main	7`11" x 7`9"	6pc Bathroom	Main	7`8" x 5`6"
Laundry	Main	3`0" x 2`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG was R-C2**
 Legal Desc: **955AV**

Remarks

Pub Rmks: **Shows like a brand new bungalow home. Very extensive renovations inside and exterior. Fantastic kitchen, bathroom, breakfast bar, and 2 good size bedrooms Furniture is available for purchase ask realtor for details.. A lot of thought went into the renovations. An example is custom sized appliances to make more room. Beautiful wood breakfast bar. Major renovations were done in 2024: extensive fencing, new roofing, 100 amp electrical panel, hot water tank, sidewalk cutting, basement concrete resurfacing, living room window, planter, new sewer and water line, furnace and ducting work , custom sized appliances, Interior design and renovations since 2021. For more detail ask your realtor. Ogden is a newly trending area. Nothing to do. Just move right in. Ideal for a single or couple looking for a trendy affordable home.**

Inclusions: **none**
 Property Listed By: **RE/MAX Real Estate (Central)**

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







