

7842 21A Street SE  
Calgary, Alberta

MLS # A2279900



**\$469,900**

<b>Division:</b>	Ogden	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** IN BASEMENT: REFRIGERATOR, ELECTRIC RANGE, MICROWAVE HOOD FAN, WASHER/DRYER STACKED.

Welcome to this fully renovated semi-detached home located in the established community of Ogden SE, Calgary. Conveniently situated close to schools, parks, shopping, and public transit, with easy access to 18 Street SE and Glenmore Trail, this property offers both comfort and connectivity. Featuring over 1,538 sq. ft. of total developed living area, this home offers 3 bedrooms, 2.5 bathrooms and a den/office, including a fully finished basement with a separate entrance (illegal suite)&mdash;ideal for extended family or added flexibility. Upon entry, you are greeted by a spacious foyer that opens into a bright and inviting living room, highlighted by large windows that flood the space with natural light. The main floor continues into a modern, updated kitchen equipped with brand-new stainless steel appliances, overlooking the dining area and offering views of the beautiful backyard. A 2-piece bathroom completes the main level. The upper floor features three well-sized bedrooms, including a primary bedroom with a walk-in closet and convenient in-closet laundry. Two additional bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement (illegal suite) offers a separate entrance, a large recreation room, a den/office, and a 4-piece bathroom, providing excellent additional living space. The property is fully fenced and is an excellent opportunity for first-time home buyers or young families.