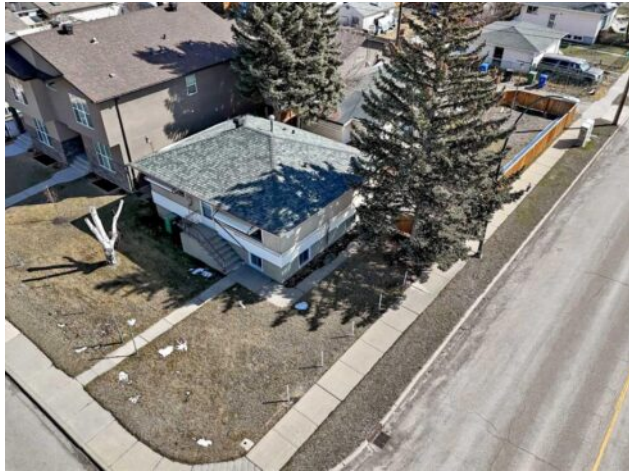




7448 21 Street SE
Calgary, Alberta

MLS # A2302391



\$500,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	837 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Attention builders and developers. 54' x 120' corner lot zoned R-CG in the heart of Ogden. The size and corner orientation are the real value here, offering flexibility for future redevelopment including multi-unit potential (subject to City approval). Located walking distance to the future Green Line Ogden Station, this is a strong long-term play with major infrastructure upside and city-wide connectivity. The existing bungalow includes 2 bedrooms, 1 full bathroom, and an undeveloped basement, but requires some updating and is best suited as a holding property or redevelopment site. Large double detached garage with additional storage or workshop space provides immediate utility. Great opportunity to secure a well-located R-CG corner lot in an evolving inner-city community.