



7224 21 Street SE
Calgary, Alberta

MLS # A2307177



\$598,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Gated, Parking Pad, Paved, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Crown Molding, French Door, No Animal Home, Storage		

Inclusions: N/A

Welcome to 7224 at 21 Street SE, your opportunity for comfortable and convenient living in a family friendly neighbourhood. Lovingly maintained BUNGALOW with a finished basement on a LARGE CORNER LOT with rare find TRIPLE CAR GARAGE. This property caters to starter families or flexibility with multi-family living or downsizers dreaming of open green space and sunshine on a peaceful street. The main floor welcomes you into a BRIGHT AND CHEERFUL kitchen leading into the spacious family dining area. French doors connect with the sun soaked living room. Down the hall you will step into a spacious primary bedroom plus a second good sized bedroom plus a 4pc renovated bathroom. The rear entrance adds flexibility leading up into the kitchen or leading down into the fully developed basement. You will notice this property is cared for and well maintained with a newer roof, stucco finish, windows, electrical (2013), pot lighting, hot water tank, 2 HE furnaces, and Kinetic reverse osmosis system AND NO POLY B. The standout finished TRIPLE CAR GARAGE (constructed 2016) is designed with a side man door, two 8 ft overhanging doors, additional storage space and an epoxy floor finishing. The generous lot size is fenced and complete with concrete walk paths and parking pad. Gardening enthusiasts will enjoy creating a garden paradise or green space lovers will enjoy a huge lawn requiring minimal maintenance. Located close to schools, restaurants, grocery stores and steps away from walks paths, off-leash dog walking park, George Moss Park, Pop Davies Athletic Park and a short stroll to the Bow River corridor. Everything you could want right at your doorstep!