



**GRASSROOTS**  
REALTY GROUP

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7639 21 Street SE  
Calgary, Alberta

MLS # A2345245

**\$503,000**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ogden                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | Bi-Level                                                         |               |                   |
| <b>Size:</b>     | 868 sq.ft.                                                       | <b>Age:</b>   | 1945 (81 yrs old) |
| <b>Beds:</b>     | 3                                                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Oversized                  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Lawn, Level, Rectangular Lot, See Remarks |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                 |                   |      |

**Inclusions:** Negotiable

Well-maintained bi-level offering exceptional flexibility for homeowners and investors alike. Featuring 4 bedrooms, 868 sq. ft. above grade, and a separate walk-up entrance to the basement, this property is well suited for multi-generational living, extended family, or future income potential. Originally designed as an up/down duplex, the layout also presents excellent potential for future suite development, subject to municipal approval and permits. Recent updates and ongoing care have made this home move-in ready. Located in the established community of Ogden, a neighbourhood experiencing significant revitalization, the property offers convenient access throughout Calgary and added long-term appeal with the future Green Line LRT corridor nearby. Appliances are included, possession is flexible, and the property is easy to show with notice.