



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7604 21A Street SE
Calgary, Alberta

MLS # A2237102



\$399,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, On Street, See Remarks, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Level, Private, See Remarks		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Mixed, See Remarks, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Calling all investors, home builders/renovators and first time home buyers! Here is your chance to get into the Calgary market AND own a large 956 SQ. FT corner lot, situated in Ogden. Home currently features 3 bedrooms up, oversized living room, full bathroom and galley style kitchen. Downstairs has a full illegal basement suite with 2 bedrooms, separate kitchen, full bath and shared laundry. Property offers a ton of potential - you can move in as is, renovate, tear down and build - the possibilities are endless. Also, oversized single detached garage and storage shed.