



GRASSROOTS
REALTY GROUP

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7807 21A Street SE
Calgary, Alberta

MLS # A2250757



\$424,900

Division:	Ogden		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	857 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Stand		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Aluminum Siding , Brick

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Washer(2); Dryer (2)

*** OPEN HOUSE Sat 23 Aug 2025 2pm – 4pm *** Charming, updated, and ready for its next chapter—this semi-detached bi-level in Ogden checks all the boxes. Located on a quiet, tree-lined street, this home offers 4 bedrooms, 2 full bathrooms, and a layout that works perfectly for families, roommates, or anyone needing flexible living space. Upstairs you'll find a bright, open main living area finished with stylish luxury vinyl plank flooring, two generous bedrooms, and a full 4-piece bath. The separate side entrance leads to a fully developed lower level complete with a kitchenette, large family room, two more bedrooms, another full bath, and its own laundry—ideal for extended family or future rental potential (subject to City permitting and approval). The West facing back yard features a stone patio and room for pets and kids. The single detached garage is paired with a gravel parking pad for your second vehicle or RV. With two laundry areas, an oversized detached garage, and thoughtful updates throughout, this home is both functional and move-in ready. All of this in a fantastic location just minutes to schools, parks, shopping, and transit. Whether you're a first-time buyer looking for value or an investor looking for income potential, this one delivers.