



GRASSROOTS
REALTY GROUP

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

7840 21A Street SE
Calgary, Alberta

MLS # A2266015



\$425,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	861 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: Basement: washer, dryer, electric range, fridge, hood vent

OPEN HOUSE SUNDAY NOV 2nd 12-2pm Nestled in the highly sought-after community of Ogden, this NEWLY RENOVATED property presents an excellent investment opportunity with both an upper suite and an illegal basement suite, each offering its own kitchen, laundry, full bathroom, and TWO bedrooms. With a separate entrance for the lower level, this home is ideal for those looking to generate dual rental income or live up with a mortgage helper downstairs. Recent updates provide peace of mind, including a new furnace (2020), hot water tank (2020), three new upper windows, a new dishwasher (2023) and a brand NEW ROOF (2024). There was also a kitchen renovation in the basement along with fresh paint, trim and new LVP flooring on the main level. Majority of expenses have already been addressed, allowing you to step in confidently and add your finishing touches. Located in a strong rental corridor with quick access to transit, major routes, parks, and amenities, this property checks all the boxes for investors and first time home buyers alike. Book your showing today and explore the potential this Ogden gem has to offer! *See virtual tour*