



**GRASSROOTS**  
REALTY GROUP

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

**7614 & 7616 21 Street SE**  
**Calgary, Alberta**

**MLS # A2280459**



**\$910,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Parking Pad, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** Refrigerator, Built-In Dishwasher, Electric Stove, Washer and Dryer, Window Coverings

Exceptional investment opportunity in Ogden! Welcome to 7614 & 7616 21 Street SE, a well-maintained FULL side-by-side DUPLEX offering outstanding flexibility, income potential, and future development upside. This spacious bi-level design offers OVER 2,050 sq.ft. above grade and features a side entrance layout that creates the potential to separate the upper and lower levels, or keep it as two full units and enjoy an incredible spacious living space. The main floor in each unit features 3 bedrooms, a full bathroom, spacious living room, dining area, and a generous kitchen. The left side lower level is approximately 75% finished, offering a large family room, 4th bedroom (non-egress window), full bathroom, laundry, and potential for a kitchenette or further development. The right side lower level includes a fourth bedroom (non-egress window), a renovated full bathroom, and additional unfinished space ready for customization. Outside, enjoy an oversized detached double garage, separated to provide a single garage per unit, plus rear parking pads on each side + tons of street parking. Offering excellent long-term potential, including the possibility to convert to a legal fourplex (subject to permits and approvals). Numerous UPGRADES over the years include newer windows, roof (house & garage), furnaces, hot water tanks, and more. One unit is currently tenant-occupied. Floorplans are available in the supplements. Ideally located close to schools, parks, transit, shopping, and major routes, with a quick commute to downtown. A rare and versatile opportunity—don't miss it!