



**7814 21 Street SE**  
**Calgary, Alberta**

**MLS # A2287800**



**\$315,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, Storage		

**Inclusions:** N/A

Located in the established community of Ogden, this property presents a great opportunity for investors, renovators, or first-time buyers looking to build equity. The home is being sold as-is, offering a blank slate for someone with the vision to update and transform it into a strong long-term investment or a place to call home. Ogden offers convenient access to everyday amenities, with Almadina Language Charter Academy within walking distance, local shops, parks, and pathway systems all close by. The community is also well connected to the rest of the city, making commuting easy while still enjoying the feel of a well-established neighborhood. If you're looking for a property with solid potential in a community that continues to see renewed interest and investment, this is an opportunity worth considering. With the right updates, this home could become a great addition to an investment portfolio or an affordable entry point into the Calgary market.