

7844 21A Street SE
Calgary, Alberta

MLS # A2175296



\$389,900

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,055 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Street Lighting, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: N/A

AN INCREDIBLE OPPORTUNITY for first time home buyers or investors! This original 1054.83 SQFT 3 bed, 1 bath half-duplex is nestled on a quiet street in the heart of Ogden. With large living areas, big bright windows, fully developed basement, separate laundry room, and oversized-fenced backyard this property is perfect for anyone trying to break into the market. Parking pad and storage shed sit at the back of the property with potential to build a garage backing onto the alley. Great location close to parks, playgrounds, schools, shopping and all major roads like North Glenmore and Deerfoot Trail. Only a 5-minute walk to George Moss Park and Ogden Off Leash Dog Park!