

7437 21A Street SE  
Calgary, Alberta

MLS # A2179045



**\$475,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	1914 (110 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	On Street, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** See Remarks, Stucco

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG was R-C2

**Utilities:** -

**Inclusions:** none

Shows like a brand new bungalow home. Very extensive renovations inside and exterior. Fantastic kitchen, bathroom, breakfast bar, and 2 good size bedrooms The tenant will also sell all his high end furniture for \$12,500. A lot of thought went into the renovations. An example is custom sized appliances to make more room. Beautiful wood breakfast bar. Major renovations were done in 2024: extensive fencing, new roofing, 100 amp electrical panel, hot water tank, sidewalk cutting, basement concrete resurfacing, living room window, planter, new sewer and water line, furnace and ducting work , custom sized appliances, Interior design and renovations since 2021. For more detail ask your realtor. Ogden is a newly trending area. There is even a brand new infill under construction next door. Nothing to do. Just move right in. Ideal for a single or couple looking for a trendy affordable home.