

7419 21A Street SE
Calgary, Alberta

MLS # A2167303



\$425,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	879 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Stove in basement, refrigerator in basement, dishwasher in basement

AMAZING INVESTMENT OPPORTUNITY!!! This Half-Duplex is located in the beautiful and quiet neighbourhood of Ogden. This fully updated home includes 2 Bedrooms, a spacious living & dining area, new kitchen and a 4 pc bath on the main floor. Head down to find another 2 generous sized bedrooms, open living space, new kitchen, 4 pc bath & laundry room. Fresh paint & new vinyl plank flooring throughout, updated kitchen & bathrooms and not to mention newer appliances, windows, roof, furnace and hot water tank. Outside enjoy your huge private, fully fenced back yard and parking area behind the fence. This place is perfect for any investor or family needing that extra space. Close to countless amenities, public transportation, schools, playgrounds and so much more. This property will not be around for long so come check it out!