



## 7635 21 Street Calgary Alberta

\$560,000

Welcome to the home and lot in Ogden you have been waiting for! This quaint home is perfect for the first time investor or future building potential. When you walk through the front door you are greeted with an open concept living room and kitchen that has been freshly painted with recently installed laminate flooring. The living area is welcoming with a ton of natural light and space for all your furniture. To the left you will find two good sized bedrooms and a three-piece bathroom with upgraded vanity and flooring. The kitchen has a ton of counterspace, room for a good-sized dining table and has a large pantry to hold all your kitchen essentials. Off the kitchen you have access to your large back yard, with recently refinished deck, brand new pergola, hot tub, bbq shack, shed, and heated double garage! Downstairs you will find a large rec room, two good sized bedrooms, and a 4-piece bathroom. The laundry, additional storage, and utility room finish off the basement. The big-ticket items have been checked off on this home with the roof of the home being replaced in 2023, hot water tank replaced in 2022, the fence replaced in 2022, and the furnace replaced in 2014. This home is situated on a 50X120, R-CG lot and is currently income generating, with the potential to boast a single-detached, semi-detached, duplex or rowhouse... the possibilities are endless! Call your favorite realtor to book a showing today! (id:6769)

4pc Bathroom 6.50 Ft x 5.00 Ft

Bedroom 10.75 Ft x 10.50 Ft

Bedroom 11.00 Ft x 12.67 Ft

Recreational, Games room 11.00 Ft x 22.17 Ft

Storage 10.83 Ft x 14.25 Ft

Furnace 4.25 Ft x 5.00 Ft

Laundry room Measurements not available

3pc Bathroom 8.08 Ft x 5.00 Ft

Bedroom 11.50 Ft x 8.58 Ft

Dining room 6.08 Ft x 12.33 Ft

Kitchen 11.50 Ft x 16.17 Ft

Living room 11.33 Ft x 19.33 Ft

Primary Bedroom 11.42 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark



See

**Mirror**

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