



## 7608 21A Street Calgary Alberta

\$525,000

Welcome to this raised bungalow situated on a serene tree-lined street in Ogden. This home caters to both first-time buyers and investors alike. The main level features a large livingroom complete with hardwood floors, three bedrooms and a full bath. As this home is west facing, you will find abundant natural light throughout. The living area leads to an upgraded kitchen, renovated within the last decade, offering functional space. The kitchen island functions as a cozy dining space. The lower level includes two bedrooms, a full bathroom, kitchen, and a large living area. This space functions as an illegal basement suite, suitable for extended family or potential rental income. Convenience is ensured with a shared entrance from the back door leading to the laundry area, accommodating both levels of the home. Outside, a detached oversized single garage (18'x 22') and an attached covered and enclosed patio area complement the property. The large lot (50'x120') provides ample outdoor space for various activities, including a large garden for the green thumb in your family. Located near schools, an outdoor pool (Millican pool), indoor skating rink (Jack Setter's Arena), parks (Beaver Dam Flats), and many green spaces, this property offers convenience and potential. Whether for personal residence or investment purposes, this versatile raised bungalow awaits your consideration. Ogden is situated in a prime location. Close by Glenmore Trail, Deerfoot Trail and a short distance to Stony Trail, it is easy to get around Calgary, plus only 10 minutes to downtown. (id:6769)

Recreational, Games room 21.58 Ft x 11.83 Ft

Den 11.92 Ft x 8.58 Ft

Kitchen 11.83 Ft x 10.83 Ft

Bedroom 11.92 Ft x 9.42 Ft

Bedroom 12.00 Ft x 9.42 Ft

4pc Bathroom 11.42 Ft x 7.17 Ft

Furnace 7.92 Ft x 5.33 Ft

Living room 21.08 Ft x 13.42 Ft

Other 15.50 Ft x 15.50 Ft

Bedroom 11.00 Ft x 10.25 Ft

Bedroom 11.08 Ft x 10.25 Ft

Primary Bedroom 12.67 Ft x 11.67 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Laundry room 11.17 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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