



# 147616 21 Street Calgary Alberta

\$875,000

Exceptional investment opportunity in Ogden! Welcome to 7614 & 7616 21 Street SE, a well-maintained FULL side-by-side DUPLEX offering outstanding flexibility, income potential, and future development upside. This spacious bi-level design offers OVER 2,050 sq.ft. above grade and features a side entrance layout that creates the potential to separate the upper and lower levels, or keep it as two full units and enjoy an incredible spacious living space. The main floor in each unit features 3 bedrooms, a full bathroom, spacious living room, dining area, and a generous kitchen. The left side lower level is approximately 75% finished, offering a large family room, 4th bedroom (non-egress window), full bathroom, laundry, and potential for a kitchenette or further development. The right side lower level includes a fourth bedroom (non-egress window), a renovated full bathroom, and additional unfinished space ready for customization. Outside, enjoy an oversized detached double garage, separated to provide a single garage per unit, plus rear parking pads on each side + tons of street parking. Offering excellent long-term potential, including the possibility to convert to additional suites (subject to permits and approvals by the city ). Numerous UPGRADES over the years include newer windows, roof (house & garage), furnaces, hot water tanks, and more. One unit is currently tenant-occupied. Floorplans are available in the supplements. Ideally located close to schools, parks, transit, shopping, and major routes, with a quick commute to downtown. A rare and versatile opportunity--don't miss it! (id:6769)

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 7.33 Ft x 7.17 Ft

Family room 10.75 Ft x 20.58 Ft

Other 16.00 Ft x 12.00 Ft

3pc Bathroom 7.33 Ft x 8.25 Ft

Primary Bedroom 10.00 Ft x 12.08 Ft

Bedroom 10.58 Ft x 8.42 Ft

Bedroom 9.00 Ft x 12.50 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft

Living room 19.25 Ft x 12.08 Ft

Dining room 8.33 Ft x 9.92 Ft

Bedroom 10.67 Ft x 8.42 Ft

Bedroom 8.92 Ft x 12.42 Ft

Primary Bedroom 10.00 Ft x 12.08 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft