

**7615 21 Street SE**  
**Calgary, Alberta**

**MLS # A2246783**



**\$505,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ogden                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                |               |                   |
| <b>Size:</b>     | 987 sq.ft.                                              | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 3                                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn      |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, See Remarks    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Other    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance, Storage |                   |      |

**Inclusions:** all window coverings, 2nd furnace, shed

This well-maintained bungalow offers nearly 1,000 sq.ft. of living space and sits on a 50x120 ft. lot on a quiet street. Featuring original hardwood floors throughout, the home boasts a bright and spacious front living room with a large picture window, a kitchen with an eating area, and tasteful updates including a subway tile backsplash and refreshed countertops. Three generously sized bedrooms and a fully renovated bathroom with a soaker tub complete the main level. The basement is undeveloped and with a separate side entrance, presents excellent potential for a future secondary suite (with City approval). Outside, you'll find a large west facing backyard with an oversized 21x23 ft double garage, additional parking, deck, and a mature, treed front yard for added privacy. Recent upgrades include; Roof on house and garage (2024), Eavestroughs on house (2024), Hot water tank (2024), Freshly painted exterior stucco (2023). Garage is currently rented for \$300.00 per month. This move-in ready home offers both character and potential, in an ideal location close to shopping, transit, and with quick access to Deerfoot and Glenmore Trail. Don't miss the opportunity to make it yours!