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GRASSROOTS REALTY GROUP

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7421 21A Street SE
Calgary, Alberta

MLS # A2357295

$900,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,952 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Private Electric Vehicle Charging S		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Located on a wide, tree-lined street in the heart of Ogden, this stunning new construction semi-detached home offers an exceptional opportunity to enjoy modern living in Calgary's southeast. Set along a mature landscaped street with towering trees offering added privacy, this beautifully crafted two-storey residence is built by Altura Homes and thoughtfully designed by John Trinh & Associates. The home offers approximately 1,952 sq. ft. of living space above grade, complemented by an additional 934 sq. ft. basement featuring a planned legal two-bedroom suite — an excellent opportunity for rental income, a mortgage helper, or multi-generational living. Step inside to discover a thoughtfully designed open-concept floor plan filled with natural light, featuring luxury vinyl plank flooring, elegant tile accents, and carefully selected contemporary finishes. Every detail has been considered to create a seamless balance of style, comfort, and functionality. Situated on an approximately 2,995 sq. ft. lot, the property offers private outdoor space and a double detached garage with an electric vehicle (EV) charger rough-in, adding convenience for future EV charging installation. Enjoy the benefits of living in an established, family-friendly community with nearby parks, playgrounds, schools, and everyday amenities — all with quick access to major routes. With completion anticipated in spring 2027, this is a fantastic opportunity to own a brand-new home with modern finishes and thoughtful design. Buyers may also have the opportunity to personalize select interior finishes, subject to construction progress and builder approval. Don't miss your chance to make this exceptional home your own!

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