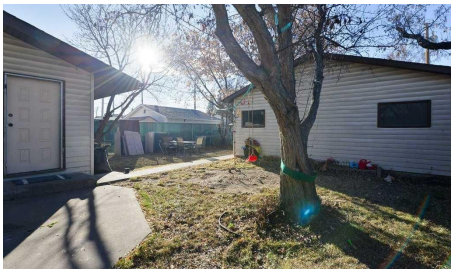
7639 21 Street SE

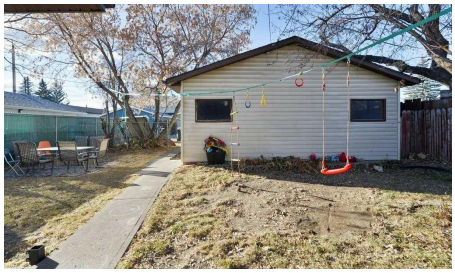
Calgary | Active | MLS® A2345245

$474,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1945**	**868 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Well-maintained bi-level offering exceptional flexibility for homeowners and investors alike. Featuring 4 bedrooms, 868 sq. ft. above grade, and a separate walk-up entrance to the basement, this property is well suited for multi-generational living, extended family, or future income potential. Originally designed as an up/down duplex, the layout also presents excellent potential for future suite development, subject to municipal approval and permits.
Recent updates and ongoing care have made this home move-in ready. Located in the established community of Ogden, a neighbourhood experiencing significant revitalization, the property offers convenient access throughout Calgary and added long-term appeal with the future Green Line LRT corridor nearby.
Appliances are included, possession is flexible, and the property is easy to show with notice.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345245
Bedrooms	3
Bathrooms	2
Year Built	1945
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	868 sq. ft.
Main Level Finished Area:	868 sq. ft.
Below Grade Finished Area:	551 sq. ft.
Acreage:	No

Lot Area:	5,403 sq. ft.
Lot Frontage:	45'1¾"
Lot Details:	13.76x36.58
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1945 (Age: 81)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6383IA
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Ogden
Appliances:	See Remarks
Inclusions:	Negotiable
Restrictions:	Airspace Restriction
Main Floor	Bedroom · 10'3" × 9'6" ·
Main Floor	Dining Room · 11'1" × 8'5" ·
Main Floor	Kitchen · 11'1" × 7'3" ·
Main Floor	Living Room · 14'5" × 11'2" ·
Main Floor	Mud Room · 13'5" × 9'1" ·
Main Floor	Bedroom - Primary · 10'4" × 9'6" ·
Basement	Bedroom · 10'9" × 8'5" ·
Basement	Kitchen · 8'8" × 7'10" ·
Basement	Laundry · 11'1" × 10'8" ·
Basement	Game Room · 18'11" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other

Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7639-21-street-se-calgary-a2345245/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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