

**7210 21A Street SE**  
**Calgary, Alberta**

**MLS # A2218225**



**\$799,800**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Second fridge, stove, dishwasher, washer and dryer in the basement suite

There is some things money can't buy....so this perfectly laid out home was built around them. Situated on a century old tree lined street sits a **BRAND NEW & LUXURIOUS HOME** with a **MASSIVE BACKYARD** a **PERFECT LAYOUT** at an **AFFORDABLE PRICE**. Still too expensive? Use the **LEGAL BASEMENT SUITE** as a mortgage helper until you and your family can enjoy this entire home yourself | **DESIGNER FINISHES THROUGHOUT** | **EXCEPTIONAL CURB APPEAL** including **UPGRADED HARDIE EXTERIOR** | Walking distance to Public, Catholic and Charter schools + Shopping, Medical, senior facility and one of Calgary's only remaining outdoor pools. **JUST MINUTES** from 2 **NEW GREEN LINE TRAIN STATIONS** currently under construction. **PRIMARY OASIS WITH VAULTED CEILINGS & VIEWS** of the parks and tree lines. **VERY QUIET & PRIVATE**...this home is an impressive sanctuary for any busy family. Extra windows grace the west-facing dining room creating a bright and airy space for gathering over delicious meals. The gorgeous chef's dream kitchen inspires culinary adventures featuring designer lighting, a gas cooktop, stone countertops, full-height cabinets, a large centre island with breakfast bar seating for at least 4 and a built-in wall pantry for extra storage. Adjacently, the living room encourages relaxation in front of the linear fireplace with fantastic backyard views. A mudroom with built-ins leads from the rear yard to the stylish powder room for a quick clean-up upon entry. Upstairs, the primary bedroom is a calming oasis with **GRANDE VAULTED CEILINGS** with **GORGEOUS VIEWS**, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and an oversized shower. **UPSTAIRS LAUNDRY**. Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. Entirely

private from the upper levels the legally suited basement creates a beautiful and private space for income potential or multi-generational living. Gorgeously designed in the same quality finishes as the rest of the home including 9 FOOT CEILINGS this level impresses with a full kitchen that includes stainless steel appliances, a large living area, a full bathroom, a bright bedroom and separate laundry, no need to share with the upper levels! Enjoy the beautiful weather in the private backyard enticing casual barbeques and time spent unwinding while kids and pets play in the flat, grassy yard. All nestled behind the double detached garage. Ideally located for the outdoor enthusiasts alike being just a few steps away from a large green space including baseball diamonds, basketball courts, tennis courts + a large family play centre. This community is getting a lot of attention do it's central location and we hope these news homes increase the quality of living for the new owners. Come by and check it out. You are invited :)