

7439 21A Street SE  
Calgary, Alberta

MLS # A2235237



**\$848,800**

Division:	Ogden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,626 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Refrigerator, stove, microwave hood fan, washer and dryer in the basement suite		

Where can you find a BRAND NEW LUXURY LEVEL Single Family Home with 10 FOOT MAIN FLOOR CEILINGS in the Heart of one Calgary's most sought after Inner City communities with a LEGAL BASEMENT SUITE + SEPARATE ENTRANCES + SEPARATE LAUNDRY including HIGH-END FINISHES A BIG WEST-FACING BACKYARD with a DOUBLE DETACHED GARAGE for less than it would cost in the suburbs? Thoughtfully designed for both elevated daily living and long-term flexibility. Nestled on a quiet street with a west-facing backyard, this modern home combines sophisticated finishes with functional spaces, including a legal 1-bedroom suite ideal for multi-generational living or steady rental income. The main level begins with a private foyer complete with built-in storage to keep daily clutter out of sight. Wide plank floors carry you into the front-facing dining room, where oversized windows bring in natural light showcasing a gorgeous tree lined street and clear sightlines for easy entertaining. At the heart of the home, the expanded and gorgeous designer kitchen showcases full-height cabinetry, stainless steel appliances including a gas range and an oversized island large enough to meal prep while others gather around for good conversations. The living room enjoys large windows overlooking a big/private backyard. The rear mudroom with built-ins connects directly to the powder room, for a quick and easy clean up upon entry from the garage or yard. Beautiful cascade lighting illuminates your wood capped metal spindle staircase which continues all the way to your Primary suite WITH 9 FOOT CEILINGS creating a gorgeous second floor effect. There you'll find a large walk-in closet with custom-built ins and drawers plus a luxurious ensuite featuring a massive vanity with dual sinks, makeup station mirroring an oversized + gorgeous shower. A convenient

laundry room and additional full bath complete the upper level. NEED RELIABLE RENTAL INCOME? The legal suite boasts 9 FOOT CEILINGS and offers excellent natural light! With its own separate entrance and in-suite laundry it checks all the boxes from growing family to mortgage helper. The contemporary kitchen features full-height cabinetry, expansive countertops and stainless steel appliances. Open-concept living + a beautifully finished 4-piece bathroom with full-height subway tile and a separate laundry room complete this inviting lower-level space with all the comforts of a full home. Outside, enjoy a fully fenced private backyard with west exposure for afternoon sun and a double garage. Located in one of Calgary's most connected and community-driven neighbourhoods, within walking distance to public, catholic and charter schools, plus local shops, parks and one of Calgary's last outdoor public pools. Just minutes from two future Green Line LRT stations, this location offers unmatched long-term value and lifestyle! A Brand New Single family home at this price won't last long so call you agent NOW!