

# \$789,900 - 7212 21a Street Se, Calgary

MLS® #A2223789

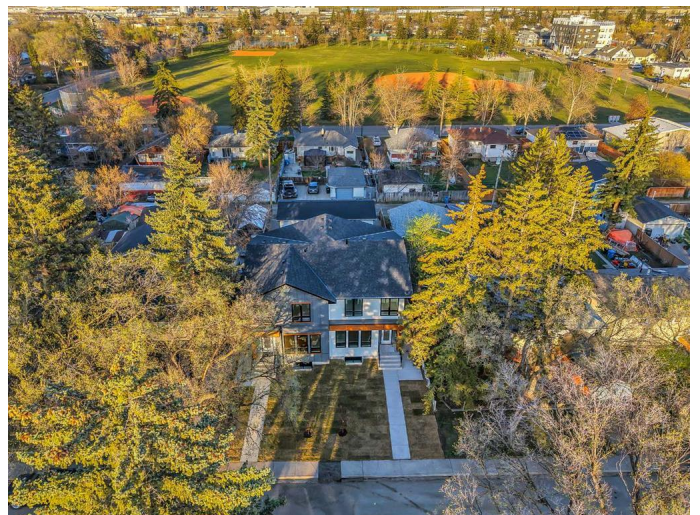
**\$789,900**

4 Bedroom, 4.00 Bathroom, 1,571 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

Yes, the first side sold fast...! In multiple offers to a very savvy young professional who saw a RARE OPPORTUNITY to own a BRAND NEW & LUXURIOUS perfectly laid out home built on a CENTURY OLD TREE LINED STREET with a MASSIVE BACKYARD at a VERY AFFORDABLE PRICE. And now the neighbouring home is looking for an owner. "...use the LEGAL BASEMENT SUITE as a mortgage helper until you and your family can enjoy this gorgeous residence yourself...". | DESIGNER FINISHES + 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. Adjacent, 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 Brand New Homes increase the quality of living in this very special neighbourhood. Come by and check it out. You are invited :)

Built in 2025

### **Essential Information**

MLS® #	A2223789
Price	\$789,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,571
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	7212 21a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0V7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior 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)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	18
Zoning	R-C2

### **Listing Details**

Listing Office	LPT Realty
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