$2,790,000 - 7604 21a Street Se, Calgary

MLS® #A2267496

$2,790,000
0 Bedroom, 0.00 Bathroom, 5,251 sqft
Multi-Family on 0.14 Acres

Ogden, Calgary, Alberta

A rare opportunity to acquire a brand-new 4-plex with 4 legal basement suites â€” a total of 8 fully self-contained rental units complete with 4 single garages â€” delivering exceptional income potential and long-term stability for any investor. Each lower suite enjoys its own private entrance, maximizing privacy, tenant appeal, and flexibility for leasing.

Crafted with modern architecture and upscale finishes, this build stands out as one of the most impressive multi-family offerings in the SE corridor. Situated in the rapidly transforming community of Ogden, it offers quick access to major arteries including Glenmore Trail, Deerfoot Trail, Stoney Trail, industrial employment hubs, Quarry Park, downtown transit routes, schools, and amenities â€” making it an ideal, high-demand rental location.

The upper units feature 3 bedrooms, 2 bathrooms, bright open-concept living and dining spaces, and contemporary kitchens with premium finishing throughout. The legal basement suites include 9' ceilings, 2 bedroom, 1 bathroom, and well-planned layouts for efficient and comfortable living.

Built to a higher construction standard with thoughtful design, including a unique drive-in configuration for easy garage access, this 8-unit asset is also eligible for CMHC

MLI-Select (subject to lender/CMHC approval), allowing potential reduced down payment and extended amortization options.

A true turn-key multi-unit investment in a high-growth SE community â€” opportunities of this caliber are rarely available. Contact for full details.

Built in 2025

Essential Information

MLS® #	A2267496
Price	$2,790,000
Bathrooms	0.00
Square Footage	5,251
Acres	0.14
Year Built	2025
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	7604 21a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0W2

Amenities

Parking Spaces	4

Additional Information

Date Listed	October 28th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek

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