

\$535,000 - A&b, 7430 20 Street Se, Calgary

MLS® #A2078712

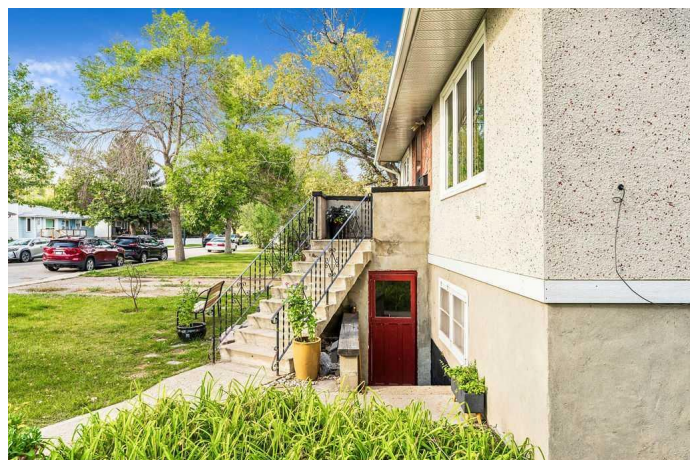
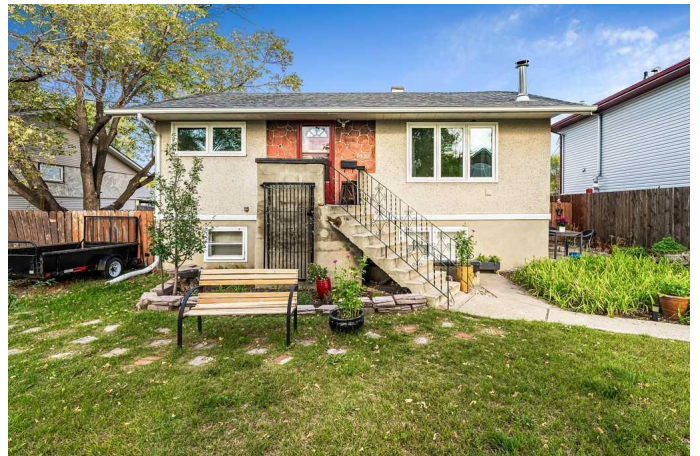
\$535,000

4 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

This raised bungalow is a true gem with 2 bedrooms on the main level and 2 more in the lower level making this property a fantastic income opportunity. What sets this property apart is not just its income potential but also the recent upgrades that ensure peace of mind for both you and your potential tenants. Upstairs, you'll find new triple-pane windows, offering superior insulation and energy efficiency as well as a cozy woodstove that has been added upstairs, perfect for those chilly evenings. Each unit has its own separate entrance, ensuring privacy for both occupants. The large back entrance is common area for both up and down and also provides easy access to the shared washer and dryer. Additionally, the house and garage have newer gutters and downspouts, providing protection from the elements and preserving the property's integrity. The garage, a significant feature of this property, has seen its share of upgrades as well. It boasts newer shingles for added longevity and protection, and a new cement parking pad across the front on the alley side for convenience. The home also has a new water heater ensures that hot water is always readily available. What's more, this property offers ample parking options with back lane access for RV parking, a spacious double car garage and extra single parking right at the front of the lot. Nestled on a quiet street, this property offers the best of both worlds "peace and tranquility, yet it's just a stone's throw away



from shopping and schools. Please note, the lower level suite is currently considered an "illegal suite" and buyers should be aware of local regulations and requirements. With its recent upgrades, large lot, oversized double garage, and income potential, this Ogden property is a rare find for savvy investors. Don't let this opportunity slip through your fingers - schedule your viewing today!

Built in 1954

Essential Information

MLS® #	A2078712
Price	\$535,000
Sold Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	A&b, 7430 20 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C0P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	November 4th, 2023
Days on Market	51
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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