

\$479,000 - 7223 25 Street Se, Calgary

MLS® #A2122614

\$479,000

6 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.15 Acres

Ogden, Calgary, Alberta

CALLING ALL INVESTORS AND CONTRACTORS! THIS IS A GOLDEN OPPORTUNITY TO PURCHASE AN R-C2 Lot that is over 51'™ wide and 127'™ deep. IT IS LOCATED WITHIN A BLOCK OF THE NEW GREEN LINE TERMINAL JUST OFF OGDEN ROAD THAT IS SCHEDULED FOR COMPLETION IN APPROXIMATELY 6 YEARS. HOWEVER, great access throughout the city is available now via Deerfoot, Stoney and Glenmore. The house is a raised bungalow with an oversized single garage. The home boasts 3 bedrooms up and two additional bedrooms in the downstairs suite. There is an eat-in kitchen and a 4 piece bath on each floor. The shingles were replaced on the house in 2013 and on the garage in 2014, the hot water tank was replaced in 2022 and all the main floor windows were replaced last year. The buildings need TLC as the elderly owner was unable to maintain it as it deserves.

It is believed that it is structurally sound BUT: the furnace was installed in 1979 (it is still operative), paint, flooring plus new cabinet and door hardware would go a long way to making this home very comfortable. Renovate or level the buildings and apply for permits to build two infills - buyer's choice. Additionally, it is rumored that the city is considering modifying the zoning to allow 4 plexes in the near future. Don't miss this wonderful chance!

Built in 1959



Essential Information

MLS® #	A2122614
Price	\$479,000
Sold Price	\$500,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7223 25 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0Z9

Amenities

Parking Spaces	5
Parking	Alley Access, Drive Through, Garage Faces Front, Garage Faces Rear, Off Street, Oversized, Owned, Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Dishwasher, Dryer, Electric Range, Gas Stove, Gas Water Heater, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Tile, Wood Burning
Has Basement	Yes

Basement Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2024

Date Sold April 15th, 2024

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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