

\$539,000 - 7223 25 Street Se, Calgary

MLS® #A2131290

\$539,000

6 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Welcome to the spacious bungalow in the well-knit Ogden community. This home is perfect for first time home buyers looking for convenient access to inner city while enjoying subsidized mortgage payment from potential rental income from the spacious basement suite (illegal) with Walking distance to George Moss Park and neighbourhood restaurants and pubs. For seasoned investors, this is a fantastic opportunity for maximized ROI in terms of rental revenue in addition to the exciting potential in land appreciation presented by its CLOSE VICINITY to the upcoming C-TRAIN GREEN LINE (OGDEN Station). Not to mention the 6,200+ sqft lot with RC-2 ZONING; energy-efficient windows installed in 2023; updated hot water tank (2022); Shingles installed in 2013 and 2014 (garage); main floor rooms with kitchen cabinets freshly painted. Ample parking space from detached garage, parking pad, front street and back lane parking... Come to see it today!

Built in 1958

Essential Information

MLS® #	A2131290
Price	\$539,000
Sold Price	\$571,500
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,021
Acres	0.14
Year Built	1958
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	T2C0Z9

Amenities

Parking Spaces	2
Parking	Enclosed, Garage Door Opener, Garage Faces Rear, Off Street, On Street, Outside, Owned, Parking Pad, Rear Drive, Single Garage Detached

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Built-In Electric Range, Convection Oven
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 1st, 2024
Date Sold June 8th, 2024
Days on Market 7
Zoning RC-2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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