

\$579,000 - 7847 25 Street Se, Calgary

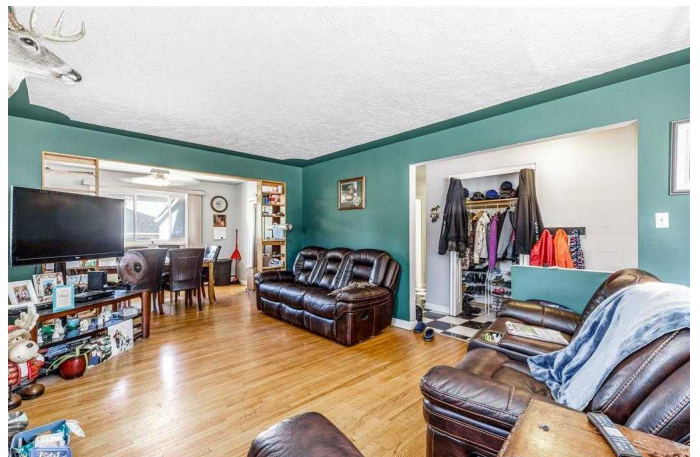
MLS® #A2150339

\$579,000

5 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.14 Acres

Ogden, Calgary, Alberta

Incredible opportunity to own this LEGALLY SUITED property with a large 24 x 24 HEATED GARAGE on a 51ft x 124 ft R-2 ZONED CORNER LOT. This home features 5 bedrooms in total. The main floor, with hardwood and tile flooring boasts 3 bedrooms, 1 bathroom, a large living room and dining room and comes with white kitchen cabinets. The bright Lower level Legal Suite has a separate entrance and is complete with 2 bedrooms, a full bath, a large living room, large kitchen with eating nook and new windows in the bedrooms. Other UPDATES include a NEW BOILER (2020), HOTWATER TANK (2019), NEW ROOF on house (2017) and garage (2018). NEW FRONT CONCRETE STEP (2023) The fully fenced, large WEST facing backyard features an enclosed area as well as a large deck on which you can enjoy the outdoors with your own firepit. The oversized, insulated garage is heated with a furnace and plenty of space for all your workshop needs. Quick access to Glenmore Trail makes for an easy commute onto Deerfoot Trail or Stoney Trail. Shopping, schools, parks and bike paths are all nearby for your enjoyment. The NEW (proposed) LRT GREENLINE will be easily accessible. Excellent holding property or live up/rent down or redevelop under the new proposed zoning rules by the City of Calgary. Tenants in both suites would like to stay on, if possible. Call your favorite REALTOR today to view this property and it's amazing opportunities!



Built in 1956

Essential Information

MLS® #	A2150339
Price	\$579,000
Sold Price	\$580,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7847 25 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1A8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Corner Lot, Corners Marked, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	July 29th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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