



8015 25 Street SE
Calgary, Alberta

MLS # A2292993



\$449,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Investment Property Alert! Well-priced, fully finished bungalow located in the established SE Calgary community of Ogden, offering quick and convenient access to Glenmore Trail. Situated on a 50-ft wide lot with approximately 6,200 sq. ft. of land and a desirable west-facing backyard, this property presents excellent investment potential. Featuring two suites with separate entrances on an R-C2 zoned lot, plus a fenced backyard with gravel parking pad. The main floor offers a bright, sunny living room with large windows, an eat-in kitchen, laundry/mudroom, two bedrooms, a full bathroom, and a cozy 3-season sunroom. The lower-level (illegal) suite includes two bedrooms, a spacious living room with large windows, kitchen with laundry area, full bathroom, and mudroom. All kitchen appliances are included — a fantastic opportunity for investors or buyers seeking mortgage helper potential in a convenient location. Thank you for showing!...