



7428 23 Street SE
Calgary, Alberta

MLS # A2320331



\$639,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

3 bedrooms up, 2-bedroom suite down! Excellent rental revenue potential in the established community of Ogden! Located at 7428 23 Street SE, this R-C2 zoned bungalow offers a versatile layout with a main floor residence, legal basement suite, and detached garage that can be rented separately for additional income. Previously rented for over \$3,500/month, this property is ideal for investors, multi-generational living, or buyers looking to live up and rent down. The main floor features 3 bedrooms, a full bathroom, updated vinyl plank flooring, and a beautifully renovated kitchen complete with newer cabinetry, countertops, and backsplash. The legal lower suite offers 2 additional bedrooms, a full bathroom, separate entrance, and excellent functionality for tenants or extended family. Significant updates include a new roof, newer furnace, newer hot water tank, newer windows throughout, updated siding, soffit/fascia, vinyl plank flooring, and kitchen renovations, making this a move-in ready and income-generating opportunity. Outside, enjoy a large backyard, 2-car parking pad, and detached double garage. Located just half a block from George Moss Park with a playground, baseball diamonds, tennis courts, off-leash green space, and walking areas, this property offers both convenience and lifestyle appeal. Ogden continues to be a highly accessible southeast Calgary community with quick access to Deerfoot Trail, Glenmore Trail, schools, parks, transit, and nearby amenities. A rare opportunity to secure a revenue property with multiple income streams in a well-connected location!