



GRASSROOTS
REALTY GROUP

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2714 74 Avenue SE
Calgary, Alberta

MLS # A2326450



\$510,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: hot tub (please read remarks)

Excellent investment opportunity in Ogden with strong rental income potential! This spacious 6-bedroom bungalow offers approximately 1,718.9 sq. ft. of total finished living space, including a fully developed basement with 3 additional bedrooms, a full bathroom, and egress windows. The main floor features 3 bedrooms, a full bathroom, and the primary kitchen, providing a functional layout for shared accommodation or a large family. Currently generating approximately \$3,100/month in rental income with 5 of 6 rooms occupied, this property offers potential to increase income to approximately \$3,700/month when fully rented *. The home is located near the future Green Line LRT, adding long-term growth potential and convenience for tenants. The property includes a large backyard, an additional side entrance, and a flexible layout with potential for future customization (subject to City requirements and permits). An excellent opportunity for investors looking for an income-producing property in a growing Calgary community.