



GRASSROOTS
REALTY GROUP

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7244 Ogden Road SE
Calgary, Alberta

MLS # A2329561

\$450,000



Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,211 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Land, location, and long-term upside: this is the kind of opportunity investors wait for! A standout opportunity for investors, builders and developers in the fast-evolving community of Ogden. This 8,547 sq. ft. corner lot is zoned R-2 with discretionary live-work use already built into the bylaw, this teardown opens the door to a dwelling that supports both residential living and small-scale business use (think home offices, personal services, or craft production). With defined guidelines already established for parking, work area limits, and signage, the groundwork is done, now it's just a matter of building your vision! Located steps from the future Ogden Green Line LRT Station, the site is well-positioned to benefit from Transit-Oriented Development (TOD) planning and potential land use redesignation, subject to City of Calgary approval and buyer due diligence. Quick access to Fish Creek Park, Glenmore Trail, Deerfoot Trail and downtown Calgary, with nearby amenities including Jack Setters Arena, the Millican-Ogden Community Association, George Moss Park, Refinery Park, Pop Davies Athletic Park, Beaver Dam Flats, Bow River pathways, schools, shops and restaurants. Oversized, well-located development parcels in established communities are increasingly rare, especially those poised to benefit from major transit investment. A strong hold, an ideal build site, or a smart long-term land play.