



GRASSROOTS
REALTY GROUP

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7438 Ogden Road SE
Calgary, Alberta

MLS # A2338557



\$500,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	698 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

DEVELOPMENT OPPORTUNITY on a DOUBLE LOT! Welcome to 7438 Ogden Road SE, offering exciting potential for builders, developers and investors in an established Calgary community. Situated on two lots along a main roadway, the property currently features a bungalow and detached double garage and is designated R-CG, a residential zoning district that allows for a variety of low-density housing forms and greater flexibility for redevelopment than traditional single-detached zoning. Explore the possibilities of this well-positioned property while considering your future plans. Buyers are encouraged to conduct their own due diligence regarding land use, development possibilities, permitting, lot requirements and intended use. LOCATION is a major advantage! The property is within walking distance of a planned Green Line LRT station and approximately a 2-minute walk to a bus stop located across the street. Enjoy convenient access throughout the city, with Deerfoot Meadows approximately 7 minutes away, Chinook Centre approximately 9 minutes away and Downtown Calgary approximately 16 minutes away. Outdoor recreation is also close at hand, with Carburn Park approximately 7 minutes away and Beaver Dam Flats approximately 5 minutes away. DOUBLE LOT. R-CG ZONING. TRANSIT ACCESS. FUTURE LRT PROXIMITY. A compelling opportunity in an established southeast Calgary location with redevelopment potential and convenient access to shopping, recreation, transit and the downtown core.