



GRASSROOTS
REALTY GROUP

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1931 62 Avenue SE
Calgary, Alberta

MLS # A2350500



\$639,900

Division:	Ogden		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: TV Mounts

MODERN LIVING MEETS INCOME POTENTIAL — 2024-BUILT CORNER TOWNHOUSE! LIVE UPSTAIRS, EARN DOWNSTAIRS! Discover an exceptional opportunity to own this beautiful 2024-built corner-lot townhouse, offering the perfect combination of modern living, rental income, and excellent long-term investment potential! The spacious main residence features 3 BEDROOMS and a bright, generous living area, providing a comfortable and inviting space for everyday family living. Adding tremendous value is the 1 Bedroom plus den legal basement suite- currently TENANTED, offering immediate rental income potential to help offset mortgage payments. LOCATION IS EVERYTHING! Conveniently situated approximately 9–11 minutes from downtown Calgary under favourable driving conditions, this property also benefits from nearby bus routes connecting to downtown and easy access to Glenmore Trail and Deerfoot Trail. Its proximity to the planned GREEN LINE LRT STATION adds another exciting dimension to its future accessibility and long-term appeal. Families will appreciate the convenience of NEARBY PARKS, playgrounds, and established schools, including Banting and Best School, Sherwood School, and St. Bernadette School. Enjoy year-round recreation with Jack Setters Arena and Millican-Ogden Outdoor Pool just minutes away. Whether you're a first-time homebuyer looking to supplement your mortgage with rental income, a growing family seeking a newer home, or an investor looking for a property with excellent long-term potential, this townhouse offers an outstanding combination of LOCATION, CONVENIENCE, MODERN COMFORT, AND INCOME OPPORTUNITY! ONE PROPERTY. TWO LIVING SPACES. A SMART INVESTMENT IN YOUR FUTURE!

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