

**7847 25 Street SE
Calgary, Alberta**

MLS # A2253873



\$725,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Refrigerator, Basement Oven, Basement Washer

50' x 124' Corner Lot! Development Permit for 4plex with 4 legal suites in Final Stage of Approval with City of Calgary! Currently a bungalow with a Legal Basement Suite earning \$3,500.00/month. A tremendous investment opportunity in Ogden for those looking for a corner lot for redevelopment. Plans and architectural drawings available for the DP in final stages of approval for a 4plex with 4 legal suites below for a total of 8 units and 4 Garages as well! The bungalow has been updated and comes complete with spacious 3 bedrooms upstairs and 2 bedrooms downstairs. The basement comes with its own separate kitchen, living room, bathroom and 2 bedrooms. The Legal suite status means you can rent this basement out hassle free. The double garage is perfect for tenant parking, storage or even its own separate rental. These inner city lot corner lots are rare and finite. Dont miss out on the opportunity to own a massive lot with enormous redevelopment potential.