



2714 74 Avenue Calgary Alberta

\$479,500

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. (id:6769)

Bedroom 10.92 Ft x 14.42 Ft

Bedroom 10.33 Ft x 10.83 Ft

Bedroom 8.17 Ft x 11.25 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 12.08 Ft x 12.75 Ft

Bedroom 8.33 Ft x 8.92 Ft

Bedroom 8.33 Ft x 13.58 Ft

4pc Bathroom 5.50 Ft x 10.42 Ft

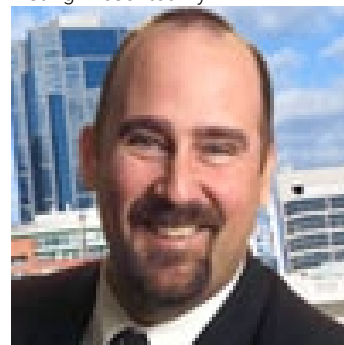
Dining room 7.25 Ft x 10.33 Ft

Kitchen 8.75 Ft x 9.25 Ft

Living room 12.42 Ft x 13.50 Ft

Foyer 4.83 Ft x 3.83 Ft

Listing Presented By:



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