

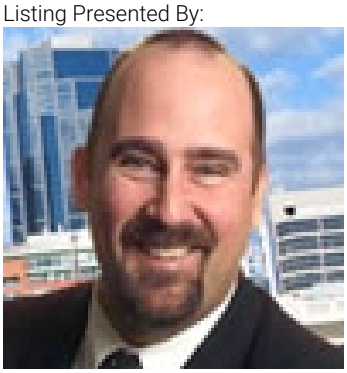
7408 21 Street Calgary Alberta

$615,000

Here it is--the PERFECT investment opportunity! Situated on a quiet street in the established community of Ogden, this spacious 1,150+ sq. ft. raised bungalow sits on a generous 50' x 120' lot and features a renovated 3-bedroom illegal basement suite (Seller is in the process of getting the basement suite legalized) and a double garage with existing tenants who would love to stay! The bright and spacious main level has been freshly painted and offers a large living room with an oversized window allowing plenty of natural light, a functional kitchen with eating area, three good-sized bedrooms and a full bathroom that has been updated. The illegal basement suite was renovated in 2021 . With its own separate entrance and large windows throughout, the lower level feels bright and welcoming. It features a modern white kitchen, spacious living room, updated bathroom and a rare THREE bedrooms! A shared common laundry and storage area provides additional convenience for both units. Outside, the large backyard offers plenty of space along with an oversized double garage (approximately 23' x 24') and additional parking. The income potential is fantastic! With multiple rental income streams available, this property offers an excellent opportunity for investors looking to add to their portfolio. Whether you're looking for a revenue property, an opportunity to live upstairs while generating rental income below, or a long-term investment with future redevelopment potential, this property offers plenty of options. With the planned Green Line LRT bringing future transit improvements to the area, Ogden continues to offer exciting long-term potential. A rare opportunity to own a 3-bedroom suited property on a large lot with multiple income streams and excellent future potential! (id:6769)

Laundry room Measurements not available
Living room 12.42 Ft x 21.67 Ft
Kitchen 14.58 Ft x 14.33 Ft
Primary Bedroom 12.42 Ft x 10.75 Ft
Bedroom 10.92 Ft x 10.92 Ft
Bedroom 9.33 Ft x 11.08 Ft
4pc Bathroom Measurements not available
Living room 11.50 Ft x 13.33 Ft
Eat in kitchen 11.50 Ft x 11.83 Ft
Primary Bedroom 11.50 Ft x 12.00 Ft
Bedroom 8.42 Ft x 10.58 Ft
Bedroom 8.50 Ft x 10.92 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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