

# 7438 Ogden Road Calgary Alberta

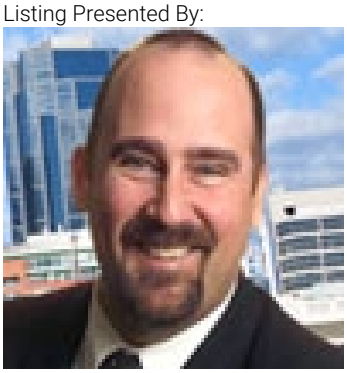
$500,000

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. (id:6769)

Primary Bedroom 1.00 Ft x 1.00 Ft

4pc Bathroom .00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

**RE/MAX Realty Professionals**

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