

2714 74 Avenue SE  
Calgary, Alberta

MLS # A2156238



## \$455,000

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

For more information, please click on Brochure button below. This is a six-bedroom (three on the main floor and three in the basement), two full baths (one upstairs and one downstairs), one kitchen bungalow. There is an additional room downstairs which can be a storage area that does not have a window. All other rooms downstairs have egress windows. The downstairs was recently renovated and upstairs recently painted. The main floor area is 997.6 square feet, with a total of 1718.9 square feet up and down. A measurement report has been provided by List Simple. Appliances included are fridge, stove, dishwasher, washer, dryer. The beautiful large backyard features a gazebo (the hot tub in it is not operational), firepit, barbecue area, and swing. Seller is offering cashback. The new LRT greenline will be only two blocks away. Excellent source of revenue with room rentals bringing in between \$600-650/mo each.