

2714 74 Avenue, Calgary T2C 4M3

MLS® #: **A2156238** Area: **Ogden** Listing **08/08/24** List Price: **\$455,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,606 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Gazebo,Front Yard,Landscaped**
 Park Feat: **Off Street,RV Access/Parking**

DOM

42
Layout
 Beds: **6 (3 3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Built-in Barbecue,Fire Pit,Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`2" x 3`6"	Living Room	Main	13`5" x 11`11"
Dining Room	Main	10`0" x 7`3"	Kitchen	Main	8`11" x 8`9"
Entrance	Main	4`10" x 3`10"	Bedroom	Main	8`11" x 8`4"
4pc Bathroom	Main	10`4" x 5`6"	Bedroom	Main	8`11" x 8`4"
Bedroom - Primary	Main	12`8" x 11`2"	Storage	Basement	14`10" x 7`10"
3pc Bathroom	Basement	8`0" x 5`0"	Bedroom	Basement	8`11" x 12`4"
Laundry	Basement	12`9" x 6`3"	Bedroom	Basement	8`2" x 11`3"

Bedroom **Basement** **14`4" x 10`10"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
Legal Desc: **375AM** Remarks

Pub Rmks: **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.**

Inclusions: **n/a**
Property Listed By: **Easy List Realty**

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