

# \$725,000 - 7847 25 Street Se, Calgary

MLS® #A2253873

## \$725,000

5 Bedroom, 2.00 Bathroom, 1,124 sqft  
Residential on 0.14 Acres

Ogden, Calgary, Alberta

50' x 124' Corner Lot! Development Permit for 4plex with 4 legal suites in Final Stage of Approval with City of Calgary! Currently a bungalow with a Legal Basement Suite earning \$3,500.00/month. A tremendous investment opportunity in Ogden for those looking for a corner lot for redevelopment. Plans and architectural drawings available for the DP in final stages of approval for a 4plex with 4 legal suites below for a total of 8 units and 4 Garages as well! The bungalow has been updated and comes complete with spacious 3 bedrooms upstairs and 2 bedrooms downstairs. The basement comes with its own separate kitchen, living room, bathroom and 2 bedrooms. The Legal suite status means you can rent this basement out hassle free. The double garage is perfect for tenant parking, storage or even its own separate rental. These inner city lot corner lots are rare and finite. Dont miss out on the opportunity to own a massive lot with enormous redevelopment potential.

Built in 1956

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253873  |
| Price      | \$725,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,124       |
| Acres          | 0.14        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7847 25 Street Se |
| Subdivision | Ogden             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 1A8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Dishwasher, Dryer, Oven, Refrigerator, Washer |
| Heating           | Natural Gas, Boiler                           |
| Cooling           | None                                          |
| Has Basement      | Yes                                           |
| Basement          | Full, Suite                                   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Concrete, Wood Frame             |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 5                   |

Zoning

R-CG

## **Listing Details**

Listing Office

Century 21 Bravo Realty

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