2714 74 Avenue SE

Calgary | Active | MLS® A2326450

$479,500









Bedrooms	Bathrooms	Year Built	Living area
6	**2**	**1996**	**1,012.88 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Excellent investment opportunity in Ogden with strong rental income potential! This spacious 6-bedroom bungalow offers approximately 1,718.9 sq. ft. of total finished living space, including a fully developed basement with 3 additional bedrooms, a full bathroom, and egress windows. The main floor features 3 bedrooms, a full bathroom, and the primary kitchen, providing a functional layout for shared accommodation or a large family.

Currently generating approximately $3,100/month in rental income with 5 of 6 rooms occupied, this property offers potential to increase income to approximately $3,700/month when fully rented *. The home is located near the future Green Line LRT, adding long-term growth potential and convenience for tenants.

The property includes a large backyard, an additional side entrance, and a flexible layout with potential for future customization (subject to City requirements and permits).

An excellent opportunity for investors looking for an income-producing property in a growing Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326450
Bedrooms	6
Bathrooms	2
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,012.88 sq. ft.

Main Level Finished Area:	1,012.88 sq. ft.
Below Grade Finished Area:	903.43 sq. ft.
Acreage:	No
Lot Area:	4,606 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Levels:	One
End Unit:	No Common Walls
Total Rooms Above Grade:	7
Year built:	1996 (Age: 30)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	375AM
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, RV Access/Parking
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southeast
Community:	Ogden
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	hot tub (please read remarks)
Restrictions:	None Known
Main Floor	Bedroom · 12'9" × 12'1" ·
Main Floor	Bedroom · 8'11" × 8'4" ·
Main Floor	Bedroom · 13'7" × 8'4" ·
Main Floor	Dining Room · 10'4" × 7'3" ·
Main Floor	Kitchen · 9'3" × 8'9" ·
Main Floor	Living Room · 13'6" × 12'5" ·
Main Floor	Foyer · 4'10" × 3'10" ·
Basement	Bedroom · 14'5" × 10'11" ·
Basement	Bedroom · 10'10" × 10'4" ·
Basement	Bedroom · 11'3" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	No Animal Home, See Remarks

Exterior Features:	Built-in Barbecue, Fire Pit, Other, Private Yard
Patio And Porch Features:	Deck, Pergola, See Remarks
Lot Features:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Jul 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2714-74-avenue-se-calgary-a2326450/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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