

7228 & 7230 OGDEN Road, Calgary T2C 1B6

MLS®#: **A2167066** Area: **Ogden** Listing Date: **09/24/24** List Price: **\$1,152,500**
 Status: **Active** County: **Calgary** Change: **+\$3k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Full Duplex**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar: **6,070 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,760**
 Low Sqft:
 Ttl Sqft: **1,760**

DOM

70
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Outside,Parking Pad,Side By Side,Stall**

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **R-C2**
 Legal Desc: **375AM**

Remarks

Pub Rmks: **Discover this exceptional full duplex featuring four self-contained legal suites, each with two bedrooms, perfect for maximizing rental income. Each suite boasts a cozy fireplace, in-suite laundry, and a separate entrance for added privacy. The upper suites offer inviting balconies, ideal for enjoying the outdoors. Recent upgrades include new siding, windows, and doors, all completed in 2024, along with composite decking and metal railings on the balconies. The roof was replaced in 2019, ensuring long-term durability and peace of mind. Currently, three units are rented, providing immediate income and showcasing the strong rental demand in**

the area. With an attractive cap rate of 5.75% and the potential for nearly \$1,700 in monthly cash flow, this property presents a compelling investment opportunity. Located in an inner-city neighbourhood, it offers convenient access to downtown, parks, tennis courts, ball diamonds, schools, and a hockey arena. With four parking stalls in the back and a well-maintained exterior, this property is not to be missed!

Inclusions:
Property Listed By:

**Storage Shed
Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







