



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7419 OGDEN Road, Calgary T2C 1B9**

MLS® #: **A2177673**      Area: **Ogden**      Listing Date: **11/06/24**      List Price: **\$789,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **945 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached,Off Street**

Finished Floor Area  
 Abv Sqft: **1,956**  
 Low Sqft:  
 Ttl Sqft: **1,956**

DOM

**27**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Floor Furnace,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**  
 Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	11`11" x 13`4"	5pc Ensuite bath	Upper	8`1" x 15`6"
Walk-In Closet	Upper	5`1" x 8`1"	Bedroom	Upper	9`11" x 11`6"
Bedroom	Upper	11`6" x 11`8"	Laundry	Upper	5`11" x 5`8"
4pc Bathroom	Upper	6`0" x 8`3"	Bonus Room	Upper	8`11" x 15`7"
Entrance	Main	6`8" x 9`4"	Dining Room	Main	15`3" x 12`11"

**Kitchen With Eating Area** Main 17`8" x 13`7"  
**Mud Room** Main 5`4" x 8`6"  
**Bedroom** Basement 9`11" x 12`6"  
**Kitchen With Eating Area** Basement 12`3" x 11`2"  
**Bedroom** Basement 13`1" x 11`7"

**Living Room** Main 14`4" x 15`6"  
**2pc Bathroom** Main 5`5" x 5`7"  
**Family Room** Basement 15`2" x 10`11"  
**Laundry** Basement 4`8" x 6`4"  
**4pc Bathroom** Basement 10`5" x 5`5"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **375AM**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this 1,956 sq. ft. half duplex, where thoughtful design meets functionality. The main floor invites you into a warm living space, complete with a beautiful fireplace that sets the perfect ambiance for cozy gatherings. Upstairs, enjoy the privacy of three generous bedrooms, including a spacious primary suite with a 5-piece ensuite bath, plus a modern 3-piece bathroom and convenient laundry area, designed to make everyday living effortless. The home also boasts a fully permitted 881.6 sq. ft. basement suite with two bedrooms, ideal for rental income or extended family use, providing both privacy and comfort with its own kitchen and bathroom. Outside, a detached 2-car garage offers ample parking and storage space. This property is a unique blend of style and practicality, making it an excellent choice for families or investors seeking a versatile home in a vibrant neighborhood! Situated just 10 km from the city center, this property is close to local restaurants, shopping, and three schools, combining convenience with a peaceful residential setting. This Half-duplex is an excellent choice for homeowners and investors alike!**

Inclusions: **N/A**  
 Property Listed By: **Real Broker**

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



