



THE
A-TEAM

**RE/MAX
FIRST**

1950 & 1952 66 Avenue, Calgary T2C 3C1

MLS® #: **A2184214**

Area: **Ogden**

Listing Date: **12/20/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **5,739 sqft**
Lot Shape: **120x48**

Finished Floor Area

Abv Sqft: **2,497**

Low Sqft:

Ttl Sqft: **2,497**

DOM

32

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Corner Lot,Lawn,Level,Street Lighting,Near Public Transit,Rectangular Lot Alley Access,None,On Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0913417**

Zoning: **R-CG**

Remarks

Pub Rmks:

Discover unmatched potential with this spacious side-by-side duplex in the heart of Ogden. Located right across from Banting and Best, and Sherwood public schools with great transit at your doorstep, each side features 7 generously sized bedrooms all with legal-sized windows, offering a total of 14 bedrooms between the two units. This unique property is ideal for savvy investors or multi-generational families looking for flexible living options. Maximize your ROI by operating it as a long-term rental accommodating large families or groups, or as a short-term rental hosting larger groups, or capitalize on cash flow by transforming it into a rooming house—perfect for renters seeking affordable, shared housing especially with proximity to nearby employment areas. Located in a vibrant community with easy access to schools, shopping, public transit, and major roadways, this side by side duplex combines convenience with opportunity. Whether you're looking for an income-generating asset or a versatile living arrangement, this property checks all the boxes. Don't miss out—schedule your viewing today and explore the possibilities!

Inclusions:

N/A

Property Listed By:

eXp Realty

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











