

7446 & 7448 24 Street SE
Calgary, Alberta

MLS # A2201418



\$999,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Ogden | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 2,280 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street, Parking Pad, Stall | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Rect | | |

| | | | |
|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Metal Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: 2 Garden Sheds

Excellent Investment Opportunity! Situated in the desirable community of Ogden, a central community in the city of Calgary, this well maintained up-down legal 4-plex boasts 2 upper units with 3 bedrooms, kitchen, dining room, living room, 4-piece main bathroom, balcony, and in suite laundry facility in each of the units; and 2 lower units with 2 bedrooms, kitchen, dining room, living room, 4-piece main bathroom, and in suite laundry facility in each of the units. The yard is treed, fenced, and landscaped with a double detached garage and 2 garden sheds. There are no leases in place and all units are rented month-to-month.