

# \$799,800 - 7422 Ogden Road Se, Calgary

MLS® #A2250586

**\$799,800**

8 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

INVESTOR ALERT! CASH COW! \*\*LEGALLY SUITED Side by Side Duplex with 4 suites\*\*; 2 upper & 2 lower suites, current monthly rent roll \$4,995. Excellent proximity to Foothills Industrial & Quarry Parks -- no unit has been vacant for more than a month in over 12 years. All suites completely self-contained with their own entrances & laundry. 4 of each; fridge, stove, washer & dryer & 1 dishwasher; all appliances relatively new & in great shape. Upper suites boast 3 bedrooms, fireplaces, fresh paint, XL master bedrooms with patios off the back. Lower suites are XL 1 bedrooms with fresh paint. 4 parking spots in the rear & street parking. These units are mirror images of each other. Current tenants are all in leases ending on various dates throughout 2025 and all of them want to stay. This building has been well maintained by both the current and previous owner for the past 18+ years. Newer flooring in some of the units as well. This is a cash positive investment on a great lot with lots of potential for the future green line.



Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250586  |
| Price      | \$799,800 |
| Bedrooms   | 8         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |             |
|----------------|-------------|
| Square Footage | 1,916       |
| Acres          | 0.14        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7422 Ogden Road Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C 1B8            |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 2                                                 |
| Fireplaces        | Gas, Mantle                                       |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Exterior Entry, Suite             |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Back Lane, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Wood Frame, Wood Siding                                      |
| Foundation        | Poured Concrete                                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 76                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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