

# \$999,000 - 7446 & 7448 24 Street Se, Calgary

MLS® #A2201418

**\$999,000**

5 Bedroom, 2.00 Bathroom, 2,280 sqft

Residential on 0.16 Acres

Ogden, Calgary, Alberta

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.

Built in 1977

## Essential Information

MLS® #	A2201418
Price	\$999,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,280
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

## Community Information



Address	7446 & 7448 24 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0Y6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, Stall
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 11th, 2025
Days on Market	38
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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