

# \$1,200,000 - 7411 20a Street Se, Calgary

MLS® #A2244959

**\$1,200,000**

0 Bedroom, 0.00 Bathroom, 2,249 sqft

Multi-Family on 0.00 Acres

Ogden, Calgary, Alberta

INVESTOR ALERT - 6.5% CAP RATE on cash flowing Full DUPLEX with LEGAL Suites and GARAGE in OGDEN. Turn key, well managed building, with many updates through the years, including 2 new furnaces in 2021. 2 Main floor 3 bedroom units, 2 Basement 2 bedroom units. Garage Rented. Parking pad at back. Fenced yard is super convenient for those tenants with pets. Location is 1 block to nearby school and park, 2 blocks to grocery store and other commercial amenities. 1/2 block to the bus stop. Easy access to Glenmore Trail. FULL PACKAGE AVAILABLE. Photos are of the vacant unit.

Built in 1978

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2244959     |
| Price          | \$1,200,000  |
| Bathrooms      | 0.00         |
| Square Footage | 2,249        |
| Acres          | 0.00         |
| Year Built     | 1978         |
| Type           | Multi-Family |
| Sub-Type       | Duplex       |
| Style          | Side by Side |
| Status         | Active       |

## Community Information

Address 7411 20a Street Se



|             |         |
|-------------|---------|
| Subdivision | Ogden   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 0S3 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Has Basement | Yes         |
| Basement     | Full, Suite |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 40              |
| Zoning         | RC2             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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