



## 7419 Ogden Road Calgary Alberta

\$789,000

Welcome to this 1,956 sq. ft. half duplex, where thoughtful design meets functionality. The main floor invites you into a warm living space, complete with a beautiful fireplace that sets the perfect ambiance for cozy gatherings. Upstairs, enjoy the privacy of three generous bedrooms, including a spacious primary suite with a 5-piece ensuite bath, plus a modern 3-piece bathroom and convenient laundry area, designed to make everyday living effortless. The home also boasts a fully permitted 881.6 sq. ft. basement suite with two bedrooms, ideal for rental income or extended family use, providing both privacy and comfort with its own kitchen and bathroom. Outside, a detached 2-car garage offers ample parking and storage space. This property is a unique blend of style and practicality, making it an excellent choice for families or investors seeking a versatile home in a vibrant neighborhood! Situated just 10 km from the city center, this property is close to local restaurants, shopping, and three schools, combining convenience with a peaceful residential setting. This Half-duplex is an excellent choice for homeowners and investors alike! (id:6769)

Bedroom 9.92 Ft x 12.50 Ft  
Family room 15.17 Ft x 10.92 Ft  
Other 12.25 Ft x 11.17 Ft  
Laundry room 4.67 Ft x 6.33 Ft  
Bedroom 13.08 Ft x 11.58 Ft  
4pc Bathroom 10.42 Ft x 5.42 Ft  
Other 6.67 Ft x 9.33 Ft  
Dining room 15.25 Ft x 12.92 Ft  
Other 17.67 Ft x 13.58 Ft  
Living room 14.33 Ft x 15.50 Ft

Other 5.33 Ft x 8.50 Ft  
2pc Bathroom 5.42 Ft x 5.58 Ft  
Primary Bedroom 11.92 Ft x 13.33 Ft  
5pc Bathroom 8.08 Ft x 15.50 Ft  
Other 5.08 Ft x 8.08 Ft  
Bedroom 9.92 Ft x 11.50 Ft  
Bedroom 11.50 Ft x 11.67 Ft  
Laundry room 5.92 Ft x 5.67 Ft  
4pc Bathroom 6.00 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



CIR

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