



501952 66 Avenue Calgary Alberta

\$899,999

Discover unmatched potential with this spacious side-by-side duplex in the heart of Ogden. Located right across from Banting and Best, and Sherwood public schools with great transit at your doorstep. Originally built in 1982 as a group home, each side features 7 generously sized bedrooms all with legal-sized windows and 9foot basement ceilings, offering a total of 14 bedrooms between the two units. Both units also feature covered patios. This unique property is ideal for savvy investors or multi-generational families looking for flexible living options. Maximize your ROI by operating it as a long-term rental accommodating large families or groups, or as a short-term rental hosting larger groups, or capitalize on cash flow by transforming it into a rooming house—perfect for renters seeking affordable, shared housing especially with proximity to nearby employment areas. Located in a vibrant community with easy access to schools, shopping, public transit, and major roadways, this side by side duplex combines convenience with opportunity. Whether you're looking for an income-generating asset or a versatile living arrangement, this property checks all the boxes. Don't miss out—schedule your viewing today and explore the possibilities! The sellers are open to a VTB/AFS for the right offer. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty

<https://calgaryreihub.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca