



## 7419 Ogden Road Calgary Alberta

\$759,000

Welcome to this 1,956 sq. ft. half duplex with total finished area of 2769 SQFT, 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 bedroom 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 legal 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



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