



7422 Ogden Road Calgary Alberta

\$799,800

INVESTOR ALERT! CASH COW! Side by Side Duplex with 4 suites; 2 upper & 2 lower suites (illegal), current monthly rent roll \$4,995. Excellent proximity to Foothills Industrial & Quarry Parks -- no unit has been vacant for more than a month in over 12 years. All suites (illegal) completely self-contained with their own entrances & laundry. 4 of each; fridge, stove, washer & dryer & 1 dishwasher; all appliances relatively new & in great shape. Upper suites (illegal) boast 3 bedrooms, fireplaces, fresh paint, XL master bedrooms with patios off the back. Lower suites (illegal) are XL 1 bedrooms with fresh paint. 4 parking spots in the rear & street parking. These units are mirror images of each other. Current tenants are all in leases ending on various dates throughout 2025 and all of them want to stay. This building has been well maintained by both the current and previous owner for the past 18+ years. Newer flooring in some of the units as well. This is a cash positive investment on a great lot with lots of potential for the future green line. (id:6769)

Living room 27.83 Ft x 17.92 Ft

3pc Bathroom Measurements not available

Bedroom 18.25 Ft x 10.25 Ft

Living room 29.00 Ft x 17.83 Ft

3pc Bathroom Measurements not available

Bedroom 18.92 Ft x 10.17 Ft

Living room 12.75 Ft x 19.00 Ft

Kitchen 12.17 Ft x 19.00 Ft

Bedroom 7.75 Ft x 10.17 Ft

Laundry room 5.50 Ft x 5.00 Ft

Bedroom 13.25 Ft x 10.17 Ft

Bedroom 9.42 Ft x 8.50 Ft

Living room 12.50 Ft x 19.25 Ft

Kitchen 12.83 Ft x 19.25 Ft

Laundry room 5.17 Ft x 5.25 Ft

Bedroom 7.92 Ft x 10.42 Ft

4pc Bathroom Measurements not available

Bedroom 13.50 Ft x 10.42 Ft

Bedroom 9.92 Ft x 8.50 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

<http://www.bradylayton.com/>



Real Estate Professionals Inc.

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

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