



## 501952 66 Avenue Calgary Alberta

\$950,000

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, each side features 7 generously sized bedrooms all with legal-sized windows, offering a total of 14 bedrooms between the two units. 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! (id:6769)

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**RE/MAX Realty Professionals**

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