

# \$799,800 - 7422 Ogden Road Se, Calgary

MLS® #A2250586

**\$799,800**

8 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

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.

Built in 1982

## Essential Information

MLS® #	A2250586
Price	\$799,800
Bedrooms	8
Bathrooms	4.00



Full Baths	4
Square Footage	1,916
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	7422 Ogden Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1B8

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed August 26th, 2025

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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