

# \$1,200,000 - 7411 20a Street Se, Calgary

MLS® #A2244959

**\$1,200,000**

0 Bedroom, 0.00 Bathroom, 2,249 sqft

Multi-Family on 0.00 Acres

Ogden, Calgary, Alberta

INVESTOR ALERT - 6.5% CAP RATE on cash flowing Full DUPLEX with LEGAL Suites and GARAGE in OGDEN. Turn key, well managed building, with many updates through the years, including 2 new furnaces in 2021. 2 Main floor 3 bedroom units, 2 Basement 2 bedroom units. Garage Rented. Parking pad at back. Fenced yard is super convenient for those tenants with pets. Location is 1 block to nearby school and park, 2 blocks to grocery store and other commercial amenities. 1/2 block to the bus stop. Easy access to Glenmore Trail. FULL PACKAGE AVAILABLE. Photos are of the vacant unit.

Built in 1978

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2244959     |
| Price          | \$1,200,000  |
| Bathrooms      | 0.00         |
| Square Footage | 2,249        |
| Acres          | 0.00         |
| Year Built     | 1978         |
| Type           | Multi-Family |
| Sub-Type       | Duplex       |
| Style          | Side by Side |
| Status         | Active       |

## Community Information

Address 7411 20a Street Se



|             |         |
|-------------|---------|
| Subdivision | Ogden   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 0S3 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Has Basement | Yes         |
| Basement     | Full, Suite |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 59              |
| Zoning         | RC2             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.