

7419 Ogden Road SE
Calgary, Alberta

MLS # A2177673



\$789,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,957 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Fireplace(s), Floor Furnace, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Suite

LLD: -

Exterior: Concrete, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Open Floorplan

Inclusions: N/A

Welcome to this 1,956 sq. ft. half duplex, 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 suite 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 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!