

7419 Ogden Road SE  
Calgary, Alberta

MLS # A2213038

\$699,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,957 sq.ft.	Age:	2024 (1 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 with total finished area of 2769 SQFT, 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 bedroom 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 legal 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!