



GRASSROOTS
REALTY GROUP

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7411 20A Street SE
Calgary, Alberta

MLS # A2244959



\$1,200,000

Division:	Ogden		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	2,249 sq.ft.	Age:	1978 (47 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	-
Roof:	-
Basement:	Full, Suite
Exterior:	-
Foundation:	-
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	RC2
Utilities:	-

Inclusions: N/A

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.