



GRASSROOTS
REALTY GROUP

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7446 & 7448 24 Street SE
Calgary, Alberta

MLS # A2201418



\$999,000

Division:	Ogden		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,280 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Rect		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Metal Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 2 Garden Sheds

Excellent Investment Opportunity! Situated in the desirable community of Ogden, a central community in the city of Calgary, this well maintained up-down legal 4-plex boasts 2 upper units with 3 bedrooms, kitchen, dining room, living room, 4-piece main bathroom, balcony, and in suite laundry facility in each of the units; and 2 lower units with 2 bedrooms, kitchen, dining room, living room, 4-piece main bathroom, and in suite laundry facility in each of the units. The yard is treed, fenced, and landscaped with a double detached garage and 2 garden sheds. There are no leases in place and all units are rented month-to-month.