

\$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	2
Zoning	RC2

Listing Details

Listing Office	Realty Experts Group Ltd
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