

\$899,900 - 7003 Ogden Road Se, Calgary

MLS® #A2061560

\$899,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

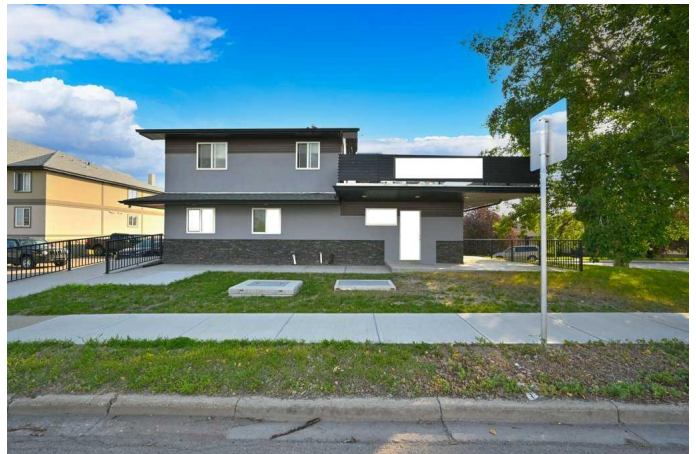
Ogden, Calgary, Alberta

INCREDIBLE COMMERCIAL/RESIDENTIAL OPPORTUNITY. EXCELLENT EXPOSURE. NEAR GREEN LINE + WALKING DISTANCE TO PROPOSED STATION. UPDATED BUILDING INSIDE AND OUT. LIVE UPSTAIRS/WORK DOWNSTAIRS or LEASE OUT BOTH. Incredible opportunity for this mixed use commercial and residential building on a huge corner lot with CN-2 zoning. Easily accessed by major arteries of Ogden Road and 24th Street with a convenient paved parking lot. The updated exterior fits in perfectly in this neighbourhood which is undergoing many new development and revitalization projects. The ground level business is currently set up as a restaurant with over 1,090 sq. ft. that could include guest seating, an industrial kitchen, freezers, tons of storage and patron washrooms. Above are the living quarters boasting a living room and kitchen both with bright windows, 2 bedrooms, a 4-piece bathroom and over 790 sq. ft. of living space. Phenomenally located ensuring great visibility and a rare live/work environment or long term investment potential.

Built in 1956

Essential Information

MLS® #	A2061560
Price	\$899,900
Sold Price	\$1,000,000



Bathrooms	0.00
Acres	0.14
Year Built	1956
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	7003 Ogden Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1B5

Amenities

Parking Spaces	10
----------------	----

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2023
Date Sold	February 28th, 2024
Days on Market	244
Zoning	C-N2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.