

\$489,900 - 7444 Ogden Road Se, Calgary

MLS® #A2144445

\$489,900

4 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.10 Acres

Ogden, Calgary, Alberta

Attention all investors! This RC-2 zoned single-family home is a true gem that you won't want to miss. This property offers two kitchens, a double car garage, and fully fenced front and backyards—all under \$500k!

Located in the thriving neighbourhood of Ogden, this property is perfectly positioned to benefit from the upcoming C-Train expansion. Imagine the convenience of a C-Train station just five blocks away, offering you seamless access to the entire city in just minutes. The neighbourhood is also on the cusp of a major transformation, making this a prime location to invest in. Once inside you'll discover the magic and potential of this home. The living/dining room features plush carpeting for comfort, while the large window and kitchen pass-through provide ample natural sunlight, and creating a seamless flow from the living room to the kitchen. The clean and modern kitchen has direct access to the backyard and plenty of cabinetry and built-in shelving for storage. The master bedroom comfortably fits a king-sized bed and includes a walk-in closet. The second bedroom is well-sized with its own closet. There is an updated 4-piece bathroom with a deep soaker tub on the main floor before you head down to the laundry room and an illegal secondary suite. The non-conforming basement suite is bathed in sunlight from the large windows throughout and includes a living room, full kitchen, and a 4-piece washroom. The suite is great as is, or you can convert it into a fully legal suite to really maximize the



rental income. Once outside, youâ€™ll see that the backyard offers ample space for you and any tenants to enjoy. The property is securely fenced and features a built-in fire pit area. The oversized double-car garage is versatile, ideal not just for parking but also as a workshop, recreation area, or even a potential rental space. The R-C2 zoning on this lot means you could redevelop not just the home to include two duplexes but you could choose to add a carriage/garage suite, increasing further revenue potential across the board. For those with larger vehicles or recreational equipment, thereâ€™s even additional space for a trailer or boat alongside the garage. Enjoy easy access to schools, parks, shops, nearby cafes, and restaurants. There is convenient transit stops nearby, plus youâ€™ll be near Glenmore Trail and main roads that offer an easy and short commute to downtown. This unbeatable location provides convenience and a vibrant lifestyle. Whether youâ€™re looking to invest, develop, or live in and rent out, this property holds immense potential. The area is already experiencing growth, and with the nearby Refinery Park set to become one of Calgaryâ€™s most attractive parks, the value of this property is only set to increase. Donâ€™t wait!

Built in 1953

Essential Information

MLS® #	A2144445
Price	\$489,900
Sold Price	\$482,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	826
Acres	0.10
Year Built	1953

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7444 Ogden Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1B8

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 7th, 2024
Days on Market	22
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Complete Realty

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