

\$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	74
Zoning	RC2

Listing Details

Listing Office	Realty Experts Group Ltd
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.