7411 20A Street SE
Calgary, Alberta

MLS # A2244959

$1,200,000

Division:	Ogden
Type:	Multi-Family/Full Duplex
Style:	Attached-Side by Side

Size:	2,249 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	-	**Baths:**	-

Garage:	Double Garage Detached
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Bldg Name:**	-
Floors:	-	**Water:**	-
Roof:	-	**Sewer:**	-
Basement:	Full, Suite	**LLD:**	-
Exterior:	-	**Zoning:**	RC2
Foundation:	-	**Utilities:**	-
Features:	-		

Inclusions:	N/A

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.