3, 7630 Ogden Road SE
Calgary, Alberta

MLS # A2232309

$319,999

Division:	Ogden		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	573 sq.ft.	**Age:**	1977 (48 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Assigned, Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 300
Basement:	Finished, Full	**LLD:**	-
Exterior:	Metal Siding , Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to one of Ogden’s most versatile and VALUE-PACKED townhomes! Offering over 1,000 sqft of living space with LOW CONDO FEES, this 4-bedroom, 1.5-bathroom home is ideal for investors, first-time buyers, or even multi-generational living. Previously generating $3,200/month in rental income, the property has just been vacated for easy showings and quick possession. The main floor was smartly reconfigured to include a SPACIOUS primary bedroom with its own PRIVATE BALCONY, plus a functional kitchen, dining area, laundry, and a half bath. Downstairs, you’ll find THREE MORE generously sized bedrooms and a full bathroom. Located near schools, parks, shops, major roads, and the future Green Line LRT, this is your chance to secure a high-performing property in a growing community. Book your showing today!