

\$899,999 - 1950 & 1952 66 Avenue Se, Calgary

MLS® #A2184214

\$899,999

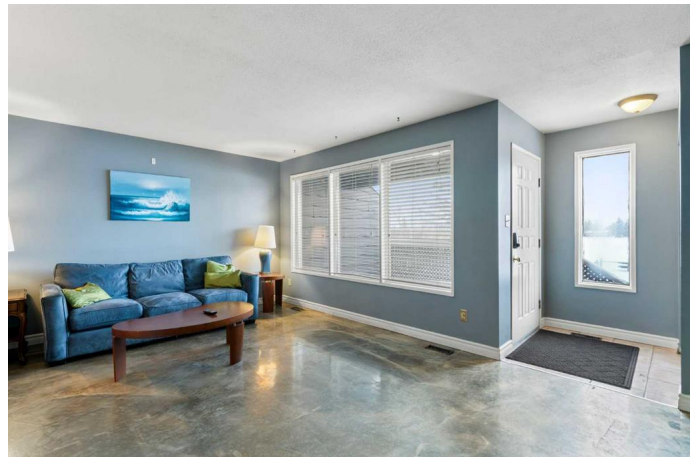
0 Bedroom, 0.00 Bathroom, 2,498 sqft
Multi-Family on 0.13 Acres

Ogden, Calgary, Alberta

Discover unmatched potential with this spacious side-by-side duplex in the heart of Ogden. Located right across from Banting and Best, and Sherwood public schools with great transit at your doorstep. Originally built in 1982 as a group home, each side features 7 generously sized bedrooms all with legal-sized windows and 9foot basement ceilings, offering a total of 14 bedrooms between the two units. Both units also feature covered patios. This unique property is ideal for savvy investors or multi-generational families looking for flexible living options.

Maximize your ROI by operating it as a long-term rental accommodating large families or groups, or as a short-term rental hosting larger groups, or capitalize on cash flow by transforming it into a rooming house—perfect for renters seeking affordable, shared housing especially with proximity to nearby employment areas.

Located in a vibrant community with easy access to schools, shopping, public transit, and major roadways, this side by side duplex combines convenience with opportunity. Whether you're looking for an income-generating asset or a versatile living arrangement, this property checks all the boxes. Don't miss out—schedule your viewing today and explore the possibilities! The sellers are open to a VTB/AFS for the right offer.



Built in 1982

Essential Information

MLS® #	A2184214
Price	\$899,999
Bathrooms	0.00
Square Footage	2,498
Acres	0.13
Year Built	1982
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1950 & 1952 66 Avenue Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3C1

Amenities

Parking Spaces	2
Parking	Alley Access, None, On Street

Interior

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Level, Rectangular Lot, Street Lighting, Near Public Transit
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

Additional Information

Date Listed	December 20th, 2024
Days on Market	83
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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