

# \$319,999 - 3, 7630 Ogden Road Se, Calgary

MLS® #A2232309

**\$319,999**

4 Bedroom, 2.00 Bathroom, 573 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

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!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232309  |
| Price          | \$319,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 573       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3, 7630 Ogden Road Se |
| Subdivision | Ogden                 |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 1C1               |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Trash           |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Off Street, On Street, Stall |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                    |
| Appliances        | Electric Range, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Level                     |
| Roof              | Asphalt Shingle           |
| Construction      | Metal Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 48              |
| Zoning         | M-C1            |

Listing Details

Listing Office            CIR Realty

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