

# \$449,000 - 8, 4312 Ogden Road Se, Calgary

MLS® #A2187296

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Alyth/Bonnybrook, Calgary, Alberta

Priced to Sell this 1802 SF on main and an Additional 900 SF of mezzanine space in this Industrial Bay which comes with its own fence in yard (50x30 SF). This light/medium Bay has a 24 foot ceiling height, a bright reception 5 offices, bullpen area, overhead (14x14) drive in door, 2 bathrooms, kitchen area and a massive storage room. 3 Assigned stalls in front and parking behind. This location makes it easy to get anywhere in the city with Deerfoot, Glenmore and Blackfoot all within a few minutes away. With Calgary's proposed extension of the Green Line LRT and the Shepherd train station this property will see escalating appreciation.

Built in 1976

## Essential Information

MLS® #	A2187296
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	8, 4312 Ogden Road Se
Subdivision	Alyth/Bonnybrook



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4V3

### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	107
Zoning	I-G

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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