

# \$409,900 - 7643 22a Street Se, Calgary

MLS® #A2115791

**\$409,900**

4 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

Open House This Saturday March 23, 11am - 1pm. Investors Alert! Both sides are available for sale. Welcome to this beautiful corner lot Bi-level Duplex with separate entrance. With 2 bed up and 2 bed down, and 2 full baths and almost 900 sf of living space. This duplex feature a recently renovated with new Stainless Steel appliances, wood burning fireplace, lots of sun lights, spacious living room, vinyl plank flooring, newer bathroom and kitchen with lots of cupboard, newer furnace(2013), hot water tank(2013). Enjoy the fully fenced backyard with lots of parking, quiet street and family friendly community. Current downstairs tenants pay \$1400/month until Dec.31/24. The next door unit 7641 is also for sale as well.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2115791    |
| Price          | \$409,900   |
| Sold Price     | \$430,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 885         |
| Acres          | 0.07        |
| Year Built     | 1971        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Bi-Level, Side by Side |
| Status   | Sold                   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7643 22a Street Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C 0X6            |

### Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Separate/Exterior Entry, Finished, Full                            |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Level, Rectangular Lot |
| Roof              | Asphalt/Gravel                    |
| Construction      | Stucco, Wood Frame                |
| Foundation        | Block, Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 25th, 2024 |
| Days on Market | 4                |
| Zoning         | R-C2             |

HOA Fees                    0.00

**Listing Details**

Listing Office              Grand Realty

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