

\$409,900 - 7641 22a Street Se, Calgary

MLS® #A2116243

\$409,900

4 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.07 Acres

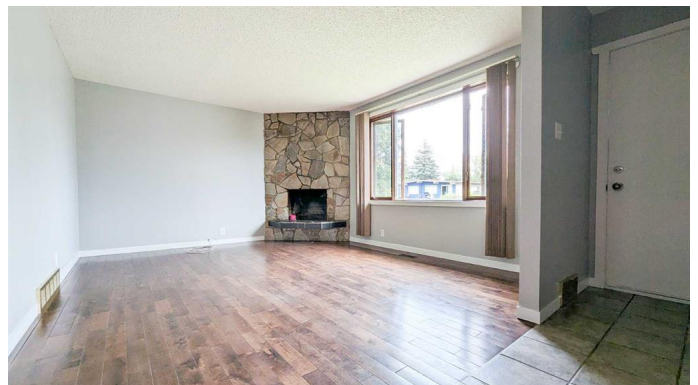
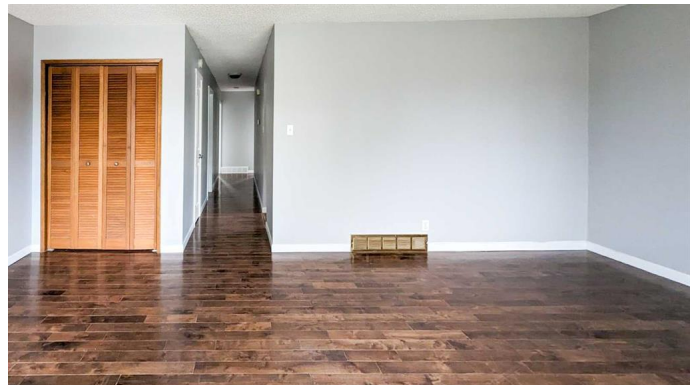
Ogden, Calgary, Alberta

Open House This Saturday March 23, 11am - 1pm. Investors Alert! Both sides are available for sale. Corner lot bi-level duplex on a quiet street with 2 bed and 2 baths and almost 900 sf of living space. Nice and bright throughout the main level. Spacious living room with wood fireplace. Updated Eat-in Kitchen with lots of counter top space and cupboards. Updated main bathroom, primary bedroom and 2nd bedroom complete the main level. Separate entrance to fully developed lower level with 2 bed and 1 bath. Private fenced backyard and patio. Upgrades include: This flat/low-slope roof done Nov 2020 with 20 year warranty. High efficiency furnace and high efficiency hot water tank. Main floor current rent is \$1750/month until Sept./24. Next door unit 7643 is also for sale as well.

Built in 1971

Essential Information

MLS® #	A2116243
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	7641 22a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0X6

Amenities

Parking Spaces	2
Parking	Stall

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt, Flat Torch Membrane
Construction	Brick, 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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