

\$569,900 - 7436 22 Street Se, Calgary

MLS® #A2147769

\$569,900

3 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Charming raised character bungalow just 1/2 block from the park. The spacious kitchen/dining room combo features patio doors that open to a large deck. With 2 bedrooms upstairs and 1 downstairs, this home boasts 939 sq ft on the main level plus an additional 704 sq ft in the finished basement, which has potential to be suited subject to City approval. Currently has laminate flooring installed, however, the original Hardwood flooring remains untouched underneath in the dining room, living room, hallway, and 2 upstairs bedrooms. The double detached garage is a standout feature. It is large, heated and has an insulated workshop, perfect for backyard mechanics or woodworking,. Pride of ownership is evident in this clean home! A central air system was installed around 2020, along with a new hot water tank. Situated on a huge R-2 lot with a big yard, and paved RV parking. Less than a block to George Moss Park, tennis/pickleball courts, short distance to Jack Setters Park and offleash area, FreshCo for all your grocery needs, Shoppers Drug Mart, and Ogden Medical Clinic for everything else! Ideal for young families as the area is home to many levels of schools, many parks and walking paths, rec centre, and outdoor pool. This community has it all!

Built in 1946

Essential Information



MLS® #	A2147769
Price	\$569,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7436 22 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0W6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2024
Date Sold	September 20th, 2024
Days on Market	73
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.