

\$599,900 - 7644 22a Street Se, Calgary

MLS® #A2148273

\$599,900

5 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Renovated bungalow featuring almost 1,800 square feet of living space including the fully developed 2 bedroom walk-out lower level! 50 x 120 R2 lot! Prime location mere blocks away from future Green Line C-Train Station! This residence offers a comfortable living experience with plenty of potential as it has the land space required to have 2 additional separate suites (subject to zoning approval). Fresh from a makeover, this home has had renovations throughout including the three main level bedrooms, the chic bath, a swanky kitchen with quartz counters, new appliances, cabinetry and flooring. The open layout with refinished classic hardwood flooring throughout combined with large windows, creates a bright and airy atmosphere that welcomes you in. The lower level includes an additional two bedrooms, living and dining area, kitchen, bathroom, and a common area laundry room, all boasting not one but TWO separate entrances! This home provides ample accommodation for a family, guests or as an income generator. 2 furnaces and 2 hot water tanks (both 2020) so the lower level has its own separate heating giving the possibility of a legal suite. The huge expansive, almost 6,000 sq ft, treed lot features decking, mature trees, and is fully fenced providing a peaceful and private setting. The property also includes a 6 car parking pad, room for an RV or future double garages with 2 suites above (subject to city approval). Perfect for those seeking an investment opportunity to generate rental



income and/or those looking to capitalize on the potential future fourplex as resale. Located within a stone's throw of schools, parks, Bow River walks, and shopping, this gem offers both convenience and charm. Very central location, a quick 15-minute hop to downtown. Explore the charm and possibilities of this wonderful home today.

Built in 1960

Essential Information

MLS® #	A2148273
Price	\$599,900
Sold Price	\$565,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7644 22a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C0X5

Amenities

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	August 12th, 2024
Days on Market	33
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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