\$399,000 - 7620 22a Street Se, Calgary

MLS® #A2148946

\$399,000

2 Bedroom, 2.00 Bathroom, 855 sqft Residential on 0.07 Acres

Ogden, Calgary, Alberta

LIVE UP AND RENT DOWN! If your thinking of buying an INVESTMENT PROPERTY. consider OGDEN: the City of Calgary is upgrading the GEORGE MOSS PARK just down the street with the following: full sized basketball court, 2 artistic half basketball courts, a community plaza, toddler playground, skating area and a FIRE PIT. This half duplex is in the middle of a quiet street in the HEART OF OGDEN, with side entrance, 2 good sized bedrooms up, 2 full baths, an illegal suite downstairs with laminate floors, shared laundry room downstairs and a large unfinished storage/utility room downstairs -with enough space (and 2 windows above grade) to develop another bedroom in future. Cherry laminate floor throughout the main floor (some luxury laminate in the 4pc), open and bright floorplan with eating area and living room. Downstairs illegal suite has an existing 3pc which needs TLC. All the windows down are above grade. 2 side-by-side surface stalls for parking in the back. Some grass and a garden box in the back yard. Gorgeous front yard with grass. Owners recently replaced the eavestroughs (6 months ago), repaired the roof (2018), had the downstairs plumbing access pipes replaced by the dryer (winter 2024). Centrally located, easy access to all quadrants of Calgary. Shopping (DEERFOOT MEADOWS) and bike/river trails close by. Minutes from 'Pop Davies Athletic park!' Tenants will be vacating October 14th.



Essential Information

MLS® # A2148946 Price \$399,000 Sold Price \$370,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 855
Acres 0.07
Year Built 1970

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Sold

Community Information

Address 7620 22a Street Se

Subdivision Ogden
City Calgary
County Calgary
Province Alberta
Postal Code t2c 0x5

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad, Side

Interior

Interior Features Laminate Counters, Separate

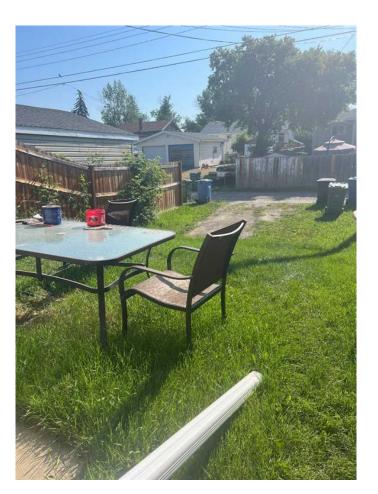
Appliances See Remarks

Heating Central
Cooling None
Has Basement Yes

Basement Full, Suite, Unfinished

Exterior

Exterior Features Garden, Playground, Private Entrance





Lot Description Back Lane, Back Yard, Front Yard, Lawn, Garden, Gentle Sloping,

Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2024

Date Sold September 24th, 2024

Days on Market 70

Zoning R-C2 HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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.