

\$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.



Built in 1970

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
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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
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