



THE
A-TEAM

**RE/MAX
FIRST**

7039 22A Street, Calgary T2C 0X1

MLS®#: **A2139389**

Area: **Ogden**

Listing Date: **06/11/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **962**
Low Sqft:
Ttl Sqft: **962**

DOM

21
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer**
Int Feat: **Jetted Tub,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 5`1"
Bedroom - Primary	Main	13`6" x 12`6"
Sunroom/Solarium	Main	9`11" x 11`6"
Living Room	Main	12`9" x 10`5"
Kitchen With Eating Area	Main	10`1" x 14`11"
Walk-In Closet	Lower	11`9" x 6`4"

Room	Level	Dimensions
3pc Bathroom	Lower	11`9" x 7`11"
Bedroom	Lower	12`1" x 16`0"
Dining Room	Main	11`5" x 10`5"
Furnace/Utility Room	Lower	7`9" x 8`1"
Bedroom	Main	11`5" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4465HB

Zoning:
R-C2

Remarks

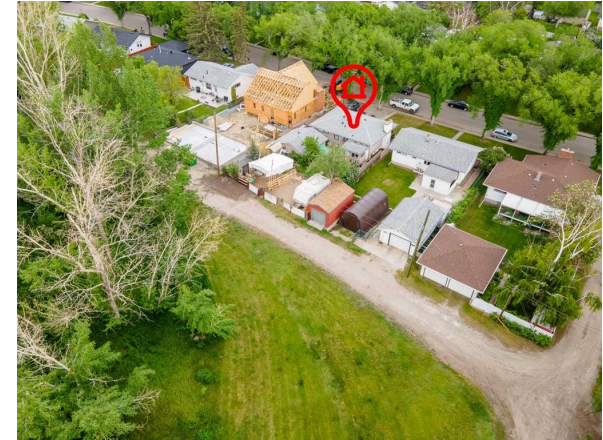
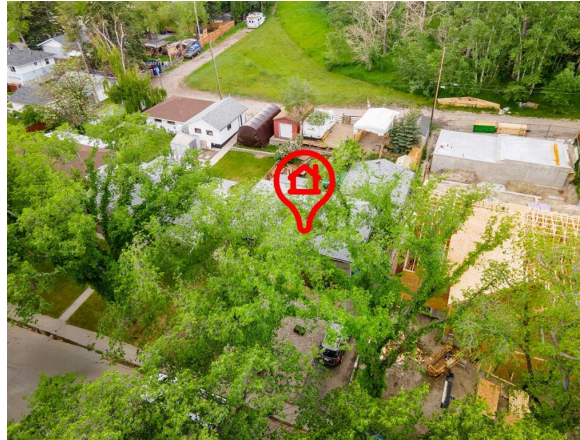
Pub Rmks:

Welcome to this bungalow nestled in a prime location backing onto a lush tranquil green space, perfect for nature lovers and dog owners alike. This has to be one of the most beautiful tree-lined streets in this amazing neighborhood. The neighborhood itself is quite sought after and there has been quite a bit of revitalizing throughout the community. This charming home boasts a long driveway leading to a single heated garage - perfect for a workshop or storage space. With 2 sheds, RV and boat parking, and a tranquil green space behind, this large property offers all the space and amenities you could ever need. The main floor primary bedroom offers a large walk-in closet (previous second bedroom) and a dining room being used as an office area. The current layout offers versatility, with the option to easily convert the room back into a bedroom. Enjoy the spacious kitchen featuring an electric cooktop stove and built-in oven with room for a cozy kitchen table or island. The large central family space contains a fireplace. Downstairs, you'll find a spacious one-bedroom illegal suite with separate entrance, beautiful bathroom with large walk-in shower as well as a large walk-in closet in the bedroom area. Direct access to George Moss Park as well as the nearby off-leash dog park. And with a brand new home being built directly beside it, you'll have the opportunity to watch the neighborhood continue to flourish with new beauty and evolve around you. Don't miss your chance to own this beautiful property in a quiet and peaceful area. The location also offers easy access to more green spaces, majors roads such as Deerfoot Trail and Glenmore Trail and the future Green Line LRT. Schools, daycares, churches, recreation facilities, Glenmore Inn plaza, walking paths and quick access to the remainder of Calgary. Enjoy the Pop Davies Athletic Park as well as the Jack Setter Arena. 5 minute drive to Quarry Park amenities, YMCA and Library. 10 minutes to downtown.

Inclusions:
Property Listed By:

3 Sheds
TREC The Real Estate Company

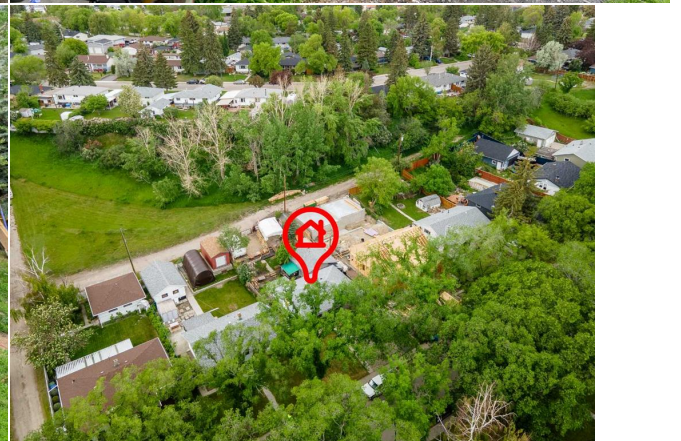
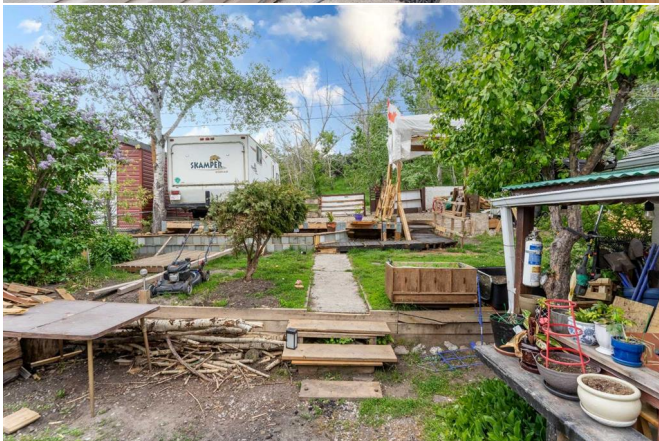
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













7039 22a St SE, Calgary, AB

Main Floor Exterior Area 902.24 sq ft
Excluded Area 132.11 sq ft



0 3 6 ft

PREPARED: 2024/06/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7039 22a St SE, Calgary, AB

Basement (Below Grade) Exterior Area 881.47 sq ft



0 3 6 ft

PREPARED: 2024/06/11



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