



THE
A-TEAM

**RE/MAX
FIRST**

7823 22 Street, Calgary T2C 1Y8

MLS® #: **A2146478**

Area: **Ogden**

Listing Date: **07/03/24**

List Price: **\$366,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,058

Year Built:

1976

Low Sqft:

Ttl Sqft:

1,058

Lot Information

Lot Sz Ar:

2,992 sqft

Lot Shape:

DOM

75

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Front Yard,Rectangular Lot

Park Feat:

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 9`9"
Dining Room	Main	6`11" x 11`9"
Bedroom	Upper	6`2" x 12`2"
Bedroom - Primary	Upper	10`3" x 11`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`7" x 8`2"
Bedroom	Upper	7`5" x 10`1"
4pc Bathroom	Upper	6`2" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

955AV

Zoning:
R-C2

Remarks

Pub Rmks: **Discover the tranquil community of Ogden. Spanning across two storeys, this home encompasses over 1000 sq ft of comfortable living space. This semi-detached offer 3 bedrooms, 1 full bath, and a detached single garage. The front and back yard is spacious, perfect for warmer days. This community has so much to offer with schools, shopping and transit nearby. Easy access to Glenmore Trail, making commuting and exploring the city a breeze. This is an exceptional family home. Don't miss out on the chance to make this property your own and book your viewing today!**

Inclusions: **n/a**
Property Listed By: **2% Realty**

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