



THE
A-TEAM

**RE/MAX
FIRST**

7436 22 Street, Calgary T2C 0W6

MLS® #: **A2147769**

Area: **Ogden**

Listing Date: **07/09/24**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**

Finished Floor Area

Abv Sqft: **939**

Low Sqft:

Ttl Sqft: **939**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

69

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Double Garage Detached,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Poured Concrete

Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 4`9"	Living Room	Main	12`3" x 17`11"
Dining Room	Main	8`10" x 12`11"	Kitchen	Main	9`10" x 12`7"
Bedroom - Primary	Main	9`8" x 13`2"	Bedroom	Main	10`4" x 10`7"
Family Room	Basement	11`1" x 14`4"	Flex Space	Basement	8`8" x 15`2"
Bedroom	Basement	9`7" x 12`0"	Laundry	Basement	7`2" x 9`9"
Storage	Basement	8`9" x 18`1"	4pc Bathroom	Main	6`8" x 8`2"
3pc Bathroom	Basement	5`6" x 6`9"			

