

## 7436 22 Street, Calgary T2C 0W6

MLS®#:	A2147769	Area:	Ogden	Listing Date:	07/09/24	List Price: <b>\$569,900</b>
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information	<u>1</u>			DOM	
rop Type:	Residential			69	
ub Type:	Detached			<u>Layout</u>	
ity/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (2 1 )
ear Built:	1946	Abv Sqft:	939	Baths:	2.0 (2 0)
ot Information		Low Sqft:		Style:	Bungalow
ot Sz Ar:	5,995 sqft	Ttl Sqft:	939		
ot Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
ccess:				-	
ot Feat:	Rectangular Lot				
ark Feat:	Double Garage I	Detached,Heated Gar	age.RV Access/Park	ting	

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air None	Construction: Stucco,Wood Frame Flooring: Carpet,Hardwood,Laminate Water Source:							
				Fnd/Bsmt:					
Kitchen Appl: Int Feat: Utilities:		Poured Concrete Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings See Remarks 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 - Prir	mary	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	l	Basement	5`6" x 6`9"						

Legal/Tax/Financial						
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-C2 955AV Remarks					
Pub Rmks: Inclusions: Property Listed By:	Charming raised character bungalow just 1/2 block from the park. The spacious kitchen/dining room combo features patio doors that open to a large deck. With 2 bedrooms upstairs and 1 downstairs, this home boasts 939 sq ft on the main level plus an additional 704 sq ft in the finished basement, which has potential to be suited subject to City approval. Currently has laminate flooring installed, however, the original Hardwood flooring remains untouched underneath in the dining room, living room, hallway, and 2 upstairs bedrooms. The double detached garage is a standout feature. It is large, heated and has an insulated workshop, perfect for backyard mechanics or woodworking,. Pride of ownership is evident in this clean home! A central air system was installed around 2020, along with a new hot water tank. Situated on a huge R-2 lot with a big yard, and paved RV parking. Less than a block to George Moss Park, tennis/pickleball courts, short distance to Ja Setters Park and offleash area, FreshCo for all your grocery needs, Shoppers Drug Mart, and Ogden Medical Clinic for everything else! Ideal for young families as the area is home to many levels of schools, many parks and walking paths, rec centre, and outdoor pool. This community has it all! Two Storage Sheds Grand Realty					

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