



THE
A-TEAM

**RE/MAX
FIRST**

7620 22A Street, Calgary t2c 0x5

MLS® #: **A2148946**

Area: **Ogden**

Listing Date: **07/16/24**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

City/Town:

Calgary

Year Built:

1970

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

855

Low Sqft:

Ttl Sqft:

855

DOM

62

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Garden,Gentle Sloping,Landscaped,Rectangular Lot Off Street,Parking Pad,Side By Side,Unpaved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Garden,Playground,Private Entrance**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Laminate Counters,Separate Entrance,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	14`9" x 8`6"	Bedroom	Main	10`10" x 9`10"
Bedroom	Main	14`1" x 8`6"	4pc Bathroom	Main	
Living Room	Main	14`9" x 9`10"	3pc Bathroom	Lower	
Rental unit	Lower	12`0" x 18`0"	Storage	Lower	23`0" x 14`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **955AV**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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