



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7039 22A Street, Calgary T2C 0X1**

MLS® #: **A2156739**      Area: **Ogden**      Listing **08/10/24**      List Price: **\$579,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1958**      Abv Sqft: **965**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,243 sqft**      Ttl Sqft: **965**  
 Lot Shape:

DOM

**39**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Oven, Garage Control(s), Refrigerator, Washer**  
 Int Feat: **Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 6`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 5`2"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>11`8" x 8`0"</b>			

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-C2**

Legal Desc:

4465HB

Remarks

Pub Rmks: **Attention developers!!! Situated in a rapidly developing area undergoing significant modernization and improvements, this property is a prime investment opportunity. ZONED R-C2 is a residential designation in developed areas that is primarily for single detached, side-by-side and duplex homes. Single detached and side-by-side homes may include a secondary suite. Adding to the appeal is the upcoming C-Train expansion, with a station located within five blocks, providing easy access to the entire city within a five-minute walk. Additionally, the nearby Refinery Park is undergoing a major upgrade, set to become one of the most attractive parks in Calgary upon completion, located just 500 meters away. This home offers immense potential and is a sight to behold. The current layout offers versatility and the option to easily convert spaces for added flexibility. This gem also includes an oversized single car heated garage that can be used as a garage, workshop or a recreation area. The property features a spacious master bedroom with room for a king-sized bed and a walk-in closet. The second bedroom has been cleverly modified to serve as additional storage space but can be converted back if needed. The backyard, once a hill, now boasts a three-tiered layout with a large parking pad that can accommodate two campers, a boat, and a cargo trailer. Adjacent to the parking pad is a modern shed for storage of garden tools and sporting equipment. Nestled in a spacious lot within a Prairie city, the property offers a unique location with no houses behind it, bordering green space that connects to a park system stretching to the Bow River. Wildlife such as deer, foxes, squirrels, and various bird species are a common sight, creating a tranquil and nature-filled setting reminiscent of a retreat in Banff. The basement features a non-conforming suite complete with a kitchen, washroom, and a spacious living area with a fireplace, this space can easily be converted into a legal basement suite with permits permitting or a cozy family area with the potential for two bedrooms. Don't miss out on this exceptional property with endless possibilities and a location that promises growth and value appreciation in the future. Embrace the opportunity before it's gone!**

Inclusions:

N/A

Property Listed By:

Royal LePage Arteam Realty

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













