

\$575,000 - 7032 22a Street Se, Calgary

MLS® #A2216182

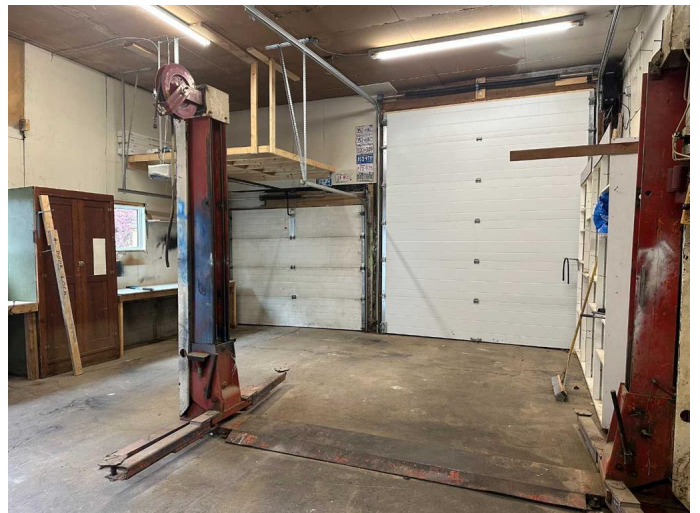
\$575,000

4 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Beautiful RENOVATED bungalow with a HUGE GARAGE sits on a QUIET street lined with a canopy of ELM TREES in the heart of Ogden. One of the standout features of this property is the MECHANIC'S DREAM GARAGE WITH HUGE CEILING HEIGHT â€” a massive 22' x 27â€™™ HEATED space equipped with 220V wiring, a HEAVY DUTY HOIST and LIFT, and a 12 FOOT OVERHEAD DOOR plus a regular side door. Whether you're a mechanic, hobbyist, or need serious workspace, this garage is a RARE and valuable find. There's also a large CONCRETE PARKING PAD at the back, offering space for three additional vehicles or even an RV. Inside, the home is equally impressive. Renovated and well-maintained, it features a bright and SUNNY main floor with large updated windows, newer laminate flooring, a sleek kitchen, and an updated bathroom. Three bedrooms on the main level provide comfortable living for families, while the FULLY DEVELOPED lower level offers a fourth bedroom, a spacious rec room, a three-piece bathroom, laundry area, and a flex room ideal for exercise or hobbies. Additional updates including a newer furnace (2021), hot water tank (2021), The east-facing backyard is perfect for morning sun and outdoor relaxation. Situated in a prime location just one block from George Moss Parkâ€”with tennis courts, baseball diamonds, and a playgroundâ€”and within walking distance to Bow River pathways, Lynnwood Park, a



driving range, and Jack Setters Arena equipped with an outdoor pool and indoor skating rink, this home is a haven for outdoor enthusiasts. Families will appreciate the nearby schools, while commuters enjoy quick access to Ogden Road, Glenmore Trail, Deerfoot Trail, and Riverbend. This property offers move-in ready comfort plus the ultimate garage setup for your projects and passions.

Built in 1958

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216182 |
| Price | \$575,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 953 |
| Acres | 0.14 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 7032 22a Street Se |
| Subdivision | Ogden |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2C 0X2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized, Parking Pad, RV Access/Parking, 220 Volt Wiring, Alley Access |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s) |
| Appliances | Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Other |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 28 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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