\$600,000 - 7032 22a Street Se, Calgary

MLS® #A2216182

\$600,000

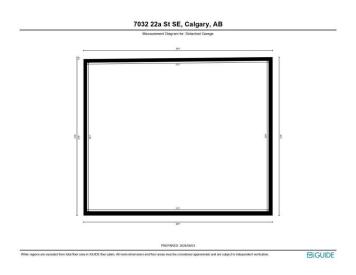
4 Bedroom, 2.00 Bathroom, 953 sqft Residential on 0.14 Acres

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 27' 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 \$600,000

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 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces

Rear, Heated Garage, Oversized, Parking Pad, RV Access/Parking

of Garages 2

Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, 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 2

Zoning R-CG

Listing Details

Listing Office Grand Realty

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