

**7632 22A Street SE**  
**Calgary, Alberta**

**MLS # A2180370**



**\$380,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	563 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** Shed in backyard

Welcome to 7632 22A ST SE in Ogden! This charming home is an ideal choice for first-time buyers, investors, or those looking to downsize. Conveniently situated close to shopping, schools, playgrounds, parks, pathways, public transit, and major roadways, it offers an unbeatable location. The property has been well-maintained, with recent updates including a modern kitchen with quartz countertops, updated windows, a new roof, a furnace, and a hot water tank. The main level boasts a spacious, light-filled living area thanks to its large windows. Downstairs, you'll find three bedrooms, including the primary suite, along with a full bathroom. Step outside to enjoy the large deck and fully fenced backyard—perfect for kids or pets to play. This move-in-ready home is waiting for you. Schedule your viewing today!