

7032 22A Street SE
Calgary, Alberta

MLS # A2216182



\$600,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Hoist, Lift, Mirror at the end of the bedroom hallway (mounted) and Mirror in Entryway

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 — 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 Park—with tennis courts, baseball diamonds, and a playground—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.