

# \$589,900 - 7637 22a Street Se, Calgary

MLS® #A2208022

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,631 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

Welcome to this charming 3-bedroom, 3.5-bathroom home located in the Ogden area with lots of upgrades including, knockdown 9' ceilings, round, corners, maple cabinets, main floor hardwood flooring, fully finished basement with one bathroom and bedroom, living room. High Efficiency furnace. West facing back yard. Paved lane to double garage. Call your Favourite Realtor for showing.....

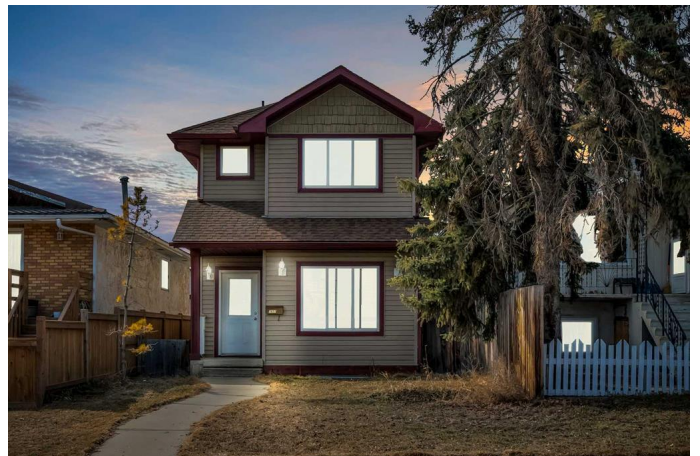
Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208022    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,631       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

Address 7637 22a Street Se



|             |         |
|-------------|---------|
| Subdivision | Ogden   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 0X6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Irregular Lot   |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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