

\$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 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



While regions are included from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BiGUIDE

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 | 4 |
| Zoning | R-CG |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.