



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7412 22 Street SE
Calgary, Alberta

MLS # A2317781



\$489,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Hot tub, shed, garage hoist and workbenches/shelving

Welcome to this well-maintained bungalow in the established community of Ogden, offering 2 bedrooms, 2 full bathrooms, and 950 sq. ft. of comfortable living space. The main floor is designed for both everyday living and entertaining, featuring a spacious primary bedroom, a full bathroom, and inviting gathering spaces that create a warm, functional layout. Downstairs, you'll find an additional bedroom and full bathroom, providing flexibility for guests, family members, or a home office setup. Outside, the property continues to impress with a private backyard retreat complete with a hot tub, rear alley access, RV parking, and a heated, double detached garage. Whether you're hosting friends, storing recreational vehicles, or simply enjoying your own outdoor space, this property offers versatility that's becoming increasingly difficult to find. Located in the heart of Ogden, you'll appreciate the convenience of nearby parks, schools, shopping, major transportation routes, and easy access throughout Calgary.