

# \$575,000 - 7032 22a Street Se, Calgary

MLS® #A2216182

**\$575,000**

4 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.14 Acres

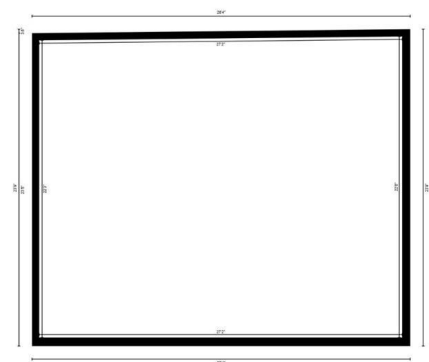
Ogden, Calgary, Alberta

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 – 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



7032 22a St SE, Calgary, AB

Measurement Diagram for Detached Garage



PREPARED: 2025/06/03

While regions are excluded 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	\$575,000
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	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized, Parking Pad, RV Access/Parking, 220 Volt Wiring
# 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	14
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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