



GRASSROOTS
REALTY GROUP

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7608 22A Street SE
Calgary, Alberta

MLS # A2272091



\$439,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

If you are considering an investment property or your first home, this maybe opportunity knocking !! Located on a quiet street in historic Ogden!! The basement is a REGISTERED SECONDARY SUITE, it comes with a full kitchen, 2 bedrooms, plus a den including in-suite storage, bathroom and laundry. The upstairs has a full kitchen, bathroom, and three bedrooms. This revenue generator is situated on a full-sized lot with a large oversized double car garage. Enjoy all the amenities that an inner-city location can provide, schools, parks, shopping with incredible access to any part of the city. Soon the upcoming C-Train Green Line will be just a short walk away. Don't miss this !!