



**GRASSROOTS**  
REALTY GROUP

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**7637 22A Street SE**  
**Calgary, Alberta**

**MLS # A2208022**



**\$589,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

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.....