

**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	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

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 !!