



## 7436 22 Street Calgary Alberta

\$569,900

Charming raised character bungalow just 1/2 block from the park. The spacious kitchen/dining room combo features patio doors that open to a large deck. With 2 bedrooms upstairs and 1 downstairs, this home boasts 939 sq ft on the main level plus an additional 704 sq ft in the finished basement, which has potential to be suited. Currently has laminate flooring installed, however, the original Hardwood flooring remains untouched underneath in the dining room, living room, hallway, and 2 upstairs bedrooms. The double detached garage is a standout feature. It is large, heated and has an insulated workshop, perfect for backyard mechanics or woodworking,. Pride of ownership is evident in this clean home! A central air system was installed around 2020, along with a new hot water tank. Situated on a huge R-2 lot with a big yard, and paved RV parking. Less than a block to George Moss Park, tennis/pickleball courts, short distance to Jack Setters Park and offleash area, FreshCo for all your grocery needs, Shoppers Drug Mart, and Ogden Medical Clinic for everything else! Ideal for young families as the area is home to many levels of schools, many parks and walking paths, rec centre, and outdoor pool. This community has it all! (id:6769)

Family room 11.08 Ft x 14.33 Ft  
Other 8.67 Ft x 15.17 Ft  
Bedroom 9.58 Ft x 12.00 Ft  
Laundry room 7.17 Ft x 9.75 Ft  
Storage 8.75 Ft x 18.08 Ft  
3pc Bathroom 5.50 Ft x 6.75 Ft  
Other 4.00 Ft x 4.75 Ft

Living room 12.25 Ft x 17.92 Ft  
Dining room 8.83 Ft x 12.92 Ft  
Kitchen 9.83 Ft x 12.58 Ft  
Primary Bedroom 9.67 Ft x 13.17 Ft  
Bedroom 10.33 Ft x 10.58 Ft  
4pc Bathroom 6.67 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty



See

**Mirror**

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