



7620 22A Street Calgary Alberta

\$399,000

LIVE UP AND RENT DOWN! If your thinking of buying an INVESTMENT PROPERTY, consider OGDEN: the City of Calgary is upgrading the GEORGE MOSS PARK just down the street with the following: full sized basketball court, 2 artistic half basketball courts, a community plaza, toddler playground, skating area and a FIRE PIT. This half duplex is in the middle of a quiet street in the HEART OF OGDEN, with side entrance, 2 good sized bedrooms up, 2 full baths, an illegal suite downstairs with laminate floors , shared laundry room downstairs and a large unfinished storage/utility room downstairs -- with enough space (and 2 windows above grade) to develop another bedroom in future. Cherry laminate floor throughout the main floor (some luxury laminate in the 4pc), open and bright floorplan with eating area and living room. Downstairs illegal suite has an existing 3pc which needs TLC. All the windows down are above grade. 2 side-by-side surface stalls for parking in the back. Some grass and a garden box in the back yard. Gorgeous front yard with grass. Owners recently replaced the eavestroughs (6 months ago), repaired the roof (2018), had the downstairs plumbing access pipes replaced by the dryer (winter 2024). Centrally located, easy access to all quadrants of Calgary. Shopping (DEERFOOT MEADOWS) and bike/river trails close by. Minutes from 'Pop Davies Athletic park!' INVESTMENTS LIKE THIS, UNDER \$400,000 --ARE SO HOT, THEY'LL LIKELY CAUSE A HEAT WAVE!!! BEAT THE HEAT AND GET HERE EARLY! (id:6769)

3pc Bathroom Measurements not available

Rental unit 3.65 M x 5.49 M

Storage 7.00 M x 4.26 M

Other 4.50 M x 2.60 M

Bedroom 3.30 M x 3.00 M

Bedroom 4.30 M x 2.60 M

4pc Bathroom Measurements not available

Living room 4.50 M x 3.00 M

Listing Presented By:



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RE/MAX Realty Professionals

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