

\$369,900 - 7630 22a Street Se, Calgary

MLS® #A2267521

\$369,900

2 Bedroom, 2.00 Bathroom, 544 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

***OPEN HOUSE SAT. NOV. 1st

2-4pm***Welcome to this delightful bi-level home nestled in the historic and vibrant community of Ogden in southeast Calgary.

Step inside to a bright and airy main floor featuring beautiful hardwood floors, a generous living room window that floods the space with light, and a ceiling fan for year-round comfort.

The well-appointed kitchen exudes character with classic black-and-white checkered tile in the kitchen (and bathroom), crisp white cabinetry, white appliances, and a large pantry for storage. A window above the sink looks out over the east-facing backyard, and from the kitchen youâ€™™ll step directly onto a large back deck â€“ perfect for morning coffee or evening relaxation.

On the main level youâ€™™ll find an updated 2-piece bathroom with updated cabinets. Downstairs, the cozy carpeted lower level hosts two bedrooms, a 4-piece bathroom, and built-in shelving/storage that adds both charm and functionality. A convenient washer and dryer are also located on this level. The home is comfort-equipped with air-conditioning, ensuring cool summers.

Outdoors, the large backyard is lined with mature trees, offering space to play, garden, or simply unwind. The homeâ€™™s orientation and backyard deck make it a perfect blend of indoor/outdoor living.

This home is located in Ogden â€“ one of Calgaryâ€™™s oldest and most established



neighbourhoods, known for its welcoming community spirit and convenient southeast location. Residents enjoy excellent access to green spaces and recreation, including the scenic Bow River Pathway, perfect for walking, jogging, or cycling along the river. The Millican-Ogden Community Association offers a variety of local programs and events, from youth and fitness initiatives to skating and an outdoor pool, fostering a strong sense of neighbourhood connection. With easy access to major routes like Deerfoot Trail and Glenmore Trail, downtown Calgary and other city amenities are only a short drive away. Families appreciate the area's nearby public and separate schools, along with its friendly, small-town feel right in the heart of the city.

Whether you're drawn by the character of the home or the charm of the Ogden community, this property offers both. With its thoughtful interior details, abundant outdoor space, and a neighbourhood that blends history with convenience, you'll find a comfortable, move-in ready home in a location that's rich with lifestyle possibilities.

Built in 1969

Essential Information

MLS® #	A2267521
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	544
Acres	0.07
Year Built	1969
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	7630 22a Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C1Y7

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.