7831 22 Street SE

Calgary | Active | MLS® A2357881

$399,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1976**	**1,058.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to this bright and inviting half duplex in the heart of Ogden, situated on one of the community's extra-wide, quiet residential streets. Lovingly cared for over the years, this home offers a warm, comfortable feel with plenty of natural light and a location that is hard to beat. The main floor features a spacious living room with hardwood floors, a bright kitchen with ample cabinetry and a generous dining nook. Upstairs, you'll find three well-sized bedrooms and a full bathroom. The undeveloped basement offers plenty of potential for future living space, additional storage, or an opportunity to add value over time. The fenced backyard offers a great space to enjoy the warmer months, while the dog run directly across the street is a convenient perk for dog owners. Parks, shopping, transit, and other everyday amenities are all located nearby. With a sunny and functional layout and a fantastic street surrounded by great neighbours, this is an excellent opportunity for a first-time buyer, young families, or anyone looking for an affordable home in a well-established Calgary community. Come see why this has been such a loved home for the past decade!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357881
Bedrooms	3
Bathrooms	1
Year Built	1976
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,058.46 sq. ft.
Acreage:	No

Lot Area:	2,992 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	955AV
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Ogden
Appliances:	Dryer, Electric Range, Microwave, Refrigerator, Washer
Inclusions:	None
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 11'9" × 9'9" ·
Main Floor	Kitchen · 7'11" × 7'6" ·
Main Floor	Living Room · 16'7" × 12'4" ·
2nd Floor	Bedroom · 13'1" × 8'6" ·
2nd Floor	Bedroom · 12'2" × 8'5" ·
2nd Floor	Bedroom - Primary · 14'11" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE

Zoning:	R-C2
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7831-22-street-se-calgary-a2357881/

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