



GRASSROOTS
REALTY GROUP

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305 Olympia Drive SE
Calgary, Alberta

MLS # A2297764



\$470,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Gas Heater and Wall Air Conditioner in Garage

Rare opportunity, original owner Air Conditioned Bungalow and Shop/Garage on a quiet private street in Ogden. This property features many thoughtful upgrades including Central Air, 100 Amp service with a separate subpanel for the garage, Closet Organizers and Built-In storage organizer in Rear Mudroom. Four piece main floor bath includes newer Tub insert, lower 3 piece Bath has nearly complete upgraded tile shower. The lower level includes a large Rec Room with storage closet, a Workshop, Laundry Room and lots of Built-In Storage shelves in the Utility Room. Other features include a 3 year old roof and Private West facing back yard. The Oversized 18' x 24' Single garage has been used to house a commercial embroidery business and has been fully insulated, drywalled, Heated and Air Conditioned, its ready for the premium man cave, a business of your own, with 9' ceilings and a 8' door it fits your big truck, or just for parking with lots of storage. The paved parking pad also allows room for multiple vehicles. We are currently clearing the home for the original owner of 53 years, this is a work in progress so you may have to overlook some mess but if you are looking now this may be the best opportunity you will see all year. We are willing to work with buyers on some choices as we move forward.