



**20 Ogmoor Crescent SE
Calgary, Alberta**

MLS # A2306973



\$600,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bi-Level		
Size:	919 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage, Vinyl Windows		

Inclusions: Safe in bedroom, Wooden round table with 4 chairs in basement, Fridge in basement, Sideboard in kitchen

QUIET STREET | WELL MAINTAINED HOME LOADED WITH UPDATES | WALK TO PARKS + SCHOOLS + SHOPPING | Welcome to 20 Ogmoor Crescent SE, located on a quiet family friendly street, and just steps away from shopping, schools, walking and bike paths and just 5 minutes to the Bow River Pathways. As you enter the home you will immediately notice the entire main level has been updated with a tremendous amount of natural light flowing through the large west facing windows, creating an inviting atmosphere in the front living area. The kitchen features plenty of cabinet space, appliances in great condition, and lots of room for family dining, along with access off the rear to a large updated deck, a perfect setting to enjoy BBQ's with family and friends this summer. The main bedroom offers ample space for almost all sizes of furniture, and an additional bedroom perfect for kids or a home office and a large 4pc bathroom complete this level. The developed lower level is ideal for any growing family featuring a large rec room, 4pc bathroom and ample size bedroom, along with plenty of storage space in the mechanical room. The backyard is a dream space, with a large deck leading to the well landscaped yard and is just calling you to enjoy summer back here, with most patio furniture included in the sale. Additionally you will find access to the double detached garage, and convenient access to the rear alley. LOADED WITH MAJOR UPDATES over the years including: all new windows and doors (2018) with roller shutters on patio and bedrooms, washer/dryer (2025), furnace (2023), hot water tank (2025), a Leaf Guard Gutter system with warranty, new electrical panel (2023), new interior paint (2026), central AC, water softener system, along with new vinyl flooring and carpet on the main level. This home offers quick access to

Rockyview Hospital, the Calgary Zoo, and downtown, all within 15 minutes. Outdoor enthusiasts will appreciate the nearby Bow River pathway system, Beaver Dam Flats and Lynnwood Ridge Park, while shopping, schools, and parks are all within close reach. Plus, with just a 2 minute commute to Deerfoot Trail, convenience is unmatched in this location and is just a 5 minute walk to the future Green Line station. Please book your private showing today!