



**115 Ogden Way SE**  
**Calgary, Alberta**

**MLS # A2308974**



**\$525,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Gazebo, Private, Treed		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** Gazebo (Back Deck), Shelving (Garage/Mechanical Room/Basement Living Room), Window Coverings, Freezer/Fridge (Basement), AC window units (x2 Stored in Garage)

Welcome to 115 Ogden Way SE, a lovingly maintained home that shows clear pride of ownership inside and out. Cared for by the same family for over 40 years and located on a quiet street in the established community of Ogden, this 1,018 sq ft bungalow is sure to please. Offering 3 bedrooms, 2 full bathrooms, a bright functional layout, and a long list of key updates over the years. The main level is warm and practical, with lots of natural light with the homes East/West exposure, solid oak kitchen cabinets, newer appliances, updated trim, and comfortable living spaces. The basement adds flexibility with extra usable space, a full bathroom, den, and potential for a future basement suite, subject to approval and permitting. Outside, the front yard has mature trees providing excellent privacy, shade, and curb appeal. The West facing backyard is bright and spacious, featuring a cozy deck and garden space. There is RV parking that has previously been used for a 38-foot trailer and includes a 30 amp RV plug-in. A major highlight is the oversized detached double garage, measuring 25'6" x 23'5", which is heated, insulated, and can accommodate two full-sized trucks &mdash; a great setup for parking, storage, hobbies, or anyone needing a proper workspace. This is a convenient location in Ogden, close to shopping, schools, playgrounds, bus stops, and the Bow River Pathway. FreshCo, a pharmacy, pub and other amenities are only about a 10-minute walk away. Nearby walking and biking paths offer great access along the river with city and mountain views. With quick access to Deerfoot Trail, downtown, the Calgary Zoo, and other major routes, this location offers a strong mix of everyday convenience and outdoor access. Critical recent upgrades include, roof (2016), windows (2014), furnace (2018), hot water tank (Jan 2022), Garage furnace control board

has also recently been replaced. Book a time to view this beautiful home today!