



GRASSROOTS
REALTY GROUP

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2007 Olympia Drive SE
Calgary, Alberta

MLS # A2315695



\$449,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV mount in living room

Tucked in a quiet cul-de-sac in the heart of Ogden, this beautifully maintained and freshly painted home offers the perfect blend of comfort, functionality, and location. Set on a fully fenced, treed lot, the property provides privacy, outdoor space, and a welcoming feel from the moment you arrive. Inside, the bright and airy main floor has large windows throughout the living room, dining area, and kitchen filling the home with natural light. The kitchen is both functional and stylish, featuring stainless steel appliances including a newer refrigerator and dishwasher. The main level offers two spacious bedrooms, including a generous master with dual closets, along with an updated full bathroom complete with a new vanity and fixtures. The fully developed basement expands the living space with a third bedroom, a versatile flex room ideal for a home office, gym, or guest space, a large second family room, and an additional 3-piece bathroom. Some newer windows throughout the home add to the overall comfort and efficiency. Located in the vibrant and historically rich community of Ogden, enjoy easy access to some of Calgary's best outdoor amenities. Just minutes away, Carburn Park's scenic ponds, paved pathways, and wildlife viewing along the Bow River. Pop Davies Athletic Park serves as a central community hub with sports fields and updated multi-use pathways, while the nearby Bow River pathway system offers endless opportunities for walking, cycling, and enjoying Calgary's natural beauty. Book your showing today!