



GRASSROOTS
REALTY GROUP

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309 Olympia Drive SE
Calgary, Alberta

MLS # A2319213



\$495,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

NEWLY FINISHED BATHROOM!! Welcome to this beautifully updated 3-bedroom bungalow in Ogden, Calgary, offering nearly 1,000 sq. ft. of above-grade living space in a quiet culdesac with fantastic neighbours and no drive thru traffic - Perfect for the kids to play! Situated in a family-friendly SE Calgary neighbourhood, this home provides exceptional access to so many amenities like schools, shopping, transit, and major routes including Deerfoot Trail, Glenmore Trail, Foothills industrial area and downtown Calgary. Step inside to find modern updates throughout, including fresh paint, new flooring, baseboards, and trim. The inviting living room features a cozy wood-burning fireplace with gas insert and stone surround, creating a warm and stylish focal point. You'll love the main level's functional layout with 3 bedrooms, a full 4-piece bathroom, and spacious kitchen complemented by bright south-facing windows. Attention investors! The back door entryway is the perfect setup for a designated separate entrance if you're looking to maximize the potential of the property! The fully finished basement offers excellent flexibility with two large living areas (one is easily converted into a 4th bedroom with the addition of a window), a **NEWLY RENOVATED 3 PIECE BATHROOM**, and a spacious laundry/storage room. Outdoors, enjoy a huge, sunny south-facing backyard with mature trees and direct access to a greenbelt with a nearby playground - ideal for families and pet owners alike. Car enthusiasts and hobbyists will love the oversized single garage with 220V power and electric heater, making it the perfect space for year-round projects. Additional highlights include a new hot water tank (2025), great proximity to Foothills Industrial area, and quick access to Calgary's river pathway system and parks. Whether you're a first-time buyer, young family, or

investor, this updated bungalow in Ogden is the perfect blend of comfort, convenience, and location—move-in ready and waiting for you - Book your showing today!!