



GRASSROOTS
REALTY GROUP

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202 Olympia Drive SE
Calgary, Alberta

MLS # A2332569



\$474,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

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

Inclusions: Storage Shed

Welcome to this charming, south-facing bungalow in the well-established southeast community of Ogden. Offering over 2,034 sq ft of fully developed living space, this home provides the perfect blend of comfort and functionality. The main floor features warm laminate flooring throughout the living and dining areas, creating an instantly inviting atmosphere. The open kitchen is highly practical, boasting ample counter space and direct access to the expansive rear deck—ideal for outdoor dining. The spacious primary bedroom was thoughtfully converted from two smaller rooms to create a large retreat with bonus space, while the second bedroom faces north and also features direct deck access. A well-appointed four-piece bathroom completes the main level. The fully developed basement significantly expands the home's potential. Featuring a massive recreation room, two additional bedrooms, and a second four-piece bathroom, this layout is perfect for guests, extended family, or multi-generational living. Potential to separate the rear entry provides excellent privacy between levels, offering opportunity for a legal suite (subject to approval and permitting by the city/municipality). Mechanical upgrades include a high-efficiency furnace and a newer hot water tank. Outside, the property shines with a large open front porch made for relaxing, a wood rear deck for entertaining, and a side parking pad that easily accommodates up to three vehicles. Incredibly well-located, you are just minutes away from Carburn Park and Pop Davies Athletic Park. Enjoy endless walking and cycling along the nearby Bow River pathway system while staying centrally connected to the city. Don't miss this fantastic opportunity in an established Calgary neighborhood!

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