



GRASSROOTS
REALTY GROUP

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7807 Olympia Bay SE
Calgary, Alberta

MLS # A2334906



\$459,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

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

Inclusions: Shed x2, Freezer in basement, Rain barrels, Exterior security cameras, 3 seater swing in front yard

OPEN HOUSE SATURDAY, AUG 8 1PM-3PM. Tucked into a quiet cul-de-sac in Ogden, one of southeast Calgary's most established communities, 7807 Olympia Bay SE offers a peaceful, low-traffic setting just minutes from the Bow River pathway system, with quick access to downtown by way of Deerfoot Trail. This bungalow offers tons of potential and is laid out for easy day-to-day living. As you walk inside, you'll find a foyer that opens into a the spacious living room with a beautiful bay window. The kitchen includes a full appliance package, including an updated dishwasher and stove, with enough counter and cabinet space to make cooking and cleanup straightforward. The adjoining dining area offers room for a full-sized table. The abundance of windows carries plenty of natural light through the home. Down the hall, you will find 3 great sized bedrooms. The main floor 3-piece bathroom has been UPDATED, giving a fresh touch to daily routines. Downstairs, the basement rec room is spacious and offers plenty of room to spread out, whether that means a media area, a games space, or simply a quiet place to unwind. Two separate storage rooms (potential for a 4th bedroom and an awesome workshop space) and a dedicated utility and laundry area, with a NEW WASHER AND DRYER already in place. Outside, the SOUTHWEST-FACING PIE SHAPED BACKYARD brings in sun for most of the day, ideal for gardening, morning coffee, or evening time outdoors. The generously sized lot includes two sheds for extra storage, useful for tools, bikes, or seasonal gear. Recent updates to the FURNACE, ROOF, ELECTRICAL PANEL AND WINDOWS mean several of the big-ticket items have already been taken care of, giving future owners peace of mind from day one. Set on a quiet cul-de-sac, the location suits those looking for a calm residential setting without

giving up convenience. Ogden's parks, including Lynnwood Ridge Park with its views of the Bow River and downtown skyline, along with George Moss Park, Jack Setter Arena, and the Millican-Ogden Outdoor Pool, are all close by, and the Millican-Ogden Community Association keeps the neighbourhood connected with year-round programming and events. With the Bow River pathway system nearby for walking, cycling, and fishing, and downtown Calgary reachable in about fifteen minutes, this location balances a quiet residential feel with everyday convenience. Whether you are searching for a starter home, a downsizing option, or an investment opportunity in an established Calgary community, this property offers tons of potential in a quiet cul-de-sac. Book your showing today! *Some photos are virtually staged*