



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

440 Ogden Drive SE  
Calgary, Alberta

MLS # A2337763



**\$499,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Ogden                                                                      |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 849 sq.ft.                                                                 | Age:   | 1976 (50 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2                 |
| Garage:   | Additional Parking, Alley Access, Asphalt, Driveway, Garage Door Opener, G |        |                   |
| Lot Size: | 0.12 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu |        |                   |

|             |                                                           |            |      |
|-------------|-----------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl                                       | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                           | Condo Fee: | -    |
| Basement:   | Full                                                      | LLD:       | -    |
| Exterior:   | Other, Stucco                                             | Zoning:    | RC-1 |
| Foundation: | Poured Concrete                                           | Utilities: | -    |
| Features:   | Bar, Built-in Features, Central Vacuum, Laminate Counters |            |      |

Inclusions: N/A

Welcome to your new home!! This well maintained, 2nd owner Bungalow is now available and is located in the charming developed community of Ogden. This 3 bedroom 2 bathroom home offers 848 sq.ft. on the main level, plus a fully finished 761 sq.ft. basement. This home features some updated windows and a sliding patio door. Newer flooring was installed on the entire main floor including the bedrooms. The clean and open kitchen concept has ample of natural sunlight, cabinet space and modern stainless steel appliances. The home has a unique covered rear deck for relaxing in addition to the large backyard complete with firepit, parking pad and oversized single car garage with work bench. This home is great for entertaining and family gatherings. The vintage designed basement includes the homes 3rd bedroom, den/office and an oak wood custom wet bar. A newer furnace and hot water tank were recently installed in this home. There are no houses across from this home as there is a large greenspace with pathway directly in front. Located within a very short walking distance to a Fresh Co. Grocery store, Dollarama, Shoppers Drug Mart, restaurants and so much more. This wonderful home will not last long, so call your favorite Realtor today!