



THE
A-TEAM

**RE/MAX
FIRST**

807 OLYMPIA Crescent, Calgary T2C 1G6

MLS®#: **A2161172**

Area: **Ogden**

Listing **08/28/24**

List Price: **\$449,649**

Status: **Pending**

County: **Calgary**

Date:
Change: **-\$25k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **988**
Low Sqft:
Ttl Sqft: **988**

DOM

21
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Few Trees,No Neighbours Behind,Landscaped,Street Lighting,Private,Secluded,Treed

Park Feat:

Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Stucco,Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	16`6" x 11`6"
Bedroom - Primary	Main	11`0" x 10`6"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Lower	10`6" x 9`6"
Laundry	Lower	18`8" x 11`0"

Room	Level	Dimensions
Living Room	Main	17`0" x 13`6"
Bedroom	Main	17`6" x 7`6"
Family Room	Lower	28`8" x 9`8"
Office	Lower	11`0" x 8`8"
3pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

393LK

Remarks

Pub Rmks: **Location Location Location.....Come ENJOY the EASY Country Style living in the 2 bedroom home that can be easily converted back to a 3 Bedroom Floor plan. Located on a Quiet Cul-de-sac with a PRIVATE backyard and deck backing onto a Playground/Park. Enjoy the morning coffee on your sunny front veranda. Walk into your large living room that features a Natural Wood burning Field Stone Fireplace and a Custom Bay window. for more light. A Huge Country Style Eat-in Kitchen with Solid Maple Cabinets and Laminate Flooring through-out! Renovated Main Bathroom, Furnace, Hot water tank and roofing shingles have all been replaced. Did I forget to mention that we back onto a playground/park.....**

Inclusions:
Property Listed By: **Seller's House warming Gifts
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







