



THE
A-TEAM

**RE/MAX
FIRST**

1906 OLYMPIA Drive, Calgary T2C 1H5

MLS®#: **A2163412**

Area: **Ogden**

Listing Date: **09/05/24**

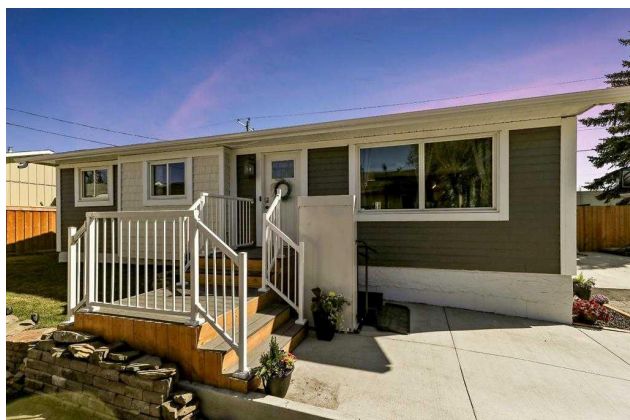
List Price: **\$605,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,049**
Low Sqft:
Ttl Sqft: **1,049**

DOM

14
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Level,Private,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 10`8"
Bedroom	Main	9`8" x 9`3"
Dining Room	Main	9`9" x 9`9"
3pc Ensuite bath	Main	4`11" x 4`3"
Bedroom	Basement	10`2" x 8`8"
Kitchen With Eating Area	Basement	13`6" x 7`5"
3pc Ensuite bath	Basement	7`6" x 3`10"

Room	Level	Dimensions
Bedroom	Main	8`11" x 8`8"
Kitchen	Main	13`3" x 9`9"
Living Room	Main	18`0" x 12`0"
4pc Bathroom	Main	8`2" x 4`11"
Bedroom	Basement	10`8" x 9`6"
Living Room	Basement	24`2" x 10`7"
4pc Bathroom	Basement	7`3" x 5`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C1

393LK

Remarks

Pub Rmks: **ATTENTION INVESTORS OR LIVE IN CARETAKERS!! Welcome to your new home, a spacious and versatile 5-bedroom, 4 full bathroom home located in the heart of Calgary. Whether you're seeking a family home or an excellent investment opportunity, this property offers incredible flexibility, comfort, and potential for future growth. Step into a generous layout designed to accommodate large families or those looking for extra space. The main floor offers wheelchair accessibility with a built-in lift frame for front door entry as well as a wheelchair accessible bathroom. With three bedrooms and two full bathrooms on the main floor, there's plenty of room for everyone to enjoy. The bright and open concept living areas create a welcoming atmosphere for hosting friends, relaxing after a long day, or enjoying family time. For the savvy investor, this property is currently tenanted with both legal units on a month-to-month basis, offering immediate rental income. The clever layout offers a separate entrance with 2 bedrooms and 2 full bathrooms downstairs, making it ideal for maximizing rental yield, potentially as a long-term buy and hold. Outside you'll find a large rectangular lot backing onto a greenspace, James Hardie siding, large composite deck, and oversized parking pad. Its location in a great neighbourhood could lead to solid appreciation over time. Don't miss this opportunity to own a home that offers both lifestyle flexibility and financial potential. Reach out today to schedule your private viewing of 1906 Olympia Drive SE!**

Inclusions:
 Property Listed By: **2nd Refrigerator, 2nd Stove
 eXp Realty**

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





