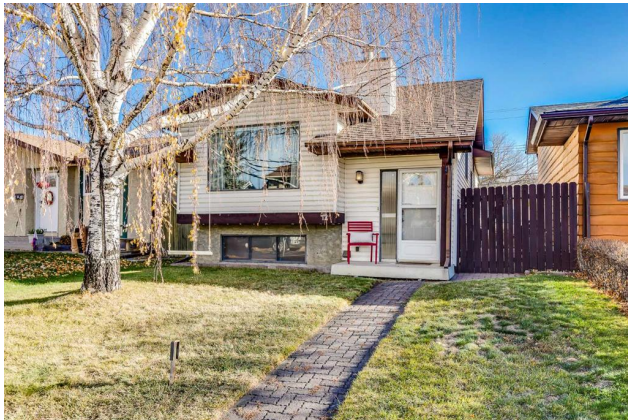


12 OGMOR Crescent, Calgary T2C 2E9

MLS® #: **A2177660** Area: **Ogden** Listing **11/08/24** List Price: **\$553,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$7k, 23-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **3,013 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **951**
 Low Sqft:
 Ttl Sqft: **951**

DOM
25
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**
Parking
 Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped**
 Park Feat: **Additional Parking,Double Garage Detached,Heated Garage,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum,Tile,Wood**
 Sewer: Ext Feat: **Private Entrance,Private Yard,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Laminate Counters,Sauna**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`7" x 13`5"	Living Room	Main	16`1" x 12`11"
Dining Room	Main	9`0" x 10`10"	Bedroom - Primary	Main	13`5" x 10`0"
Bedroom	Main	10`0" x 10`10"	Bedroom	Lower	11`7" x 12`10"
4pc Bathroom	Main	8`5" x 7`6"	4pc Bathroom	Lower	4`11" x 7`6"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

7811185

Remarks

Pub Rmks:

****QUICK POSSESSION AVAILABLE!**** This beautifully maintained home combines charm with modern convenience, offering a cozy and functional space perfect for families or anyone seeking comfort. This property has been meticulously maintained throughout its life, with every detail carefully cared for and serviced. Boasting 2 bedrooms and a full bathroom on the main floor, the layout flows seamlessly from the dining nook into a beautiful living room, where the large window offers a serene view of the well-manicured lawn, a mature tree, and a charming front swing. The finished basement is an entertainer's dream, featuring a bar, cozy fireplace, an additional bedroom, full bathroom, a sauna room, and plenty of storage. The garage is built for those who appreciate both convenience and craftsmanship. It provides ample space for tools, equipment, and projects. Work comfortably year-round with the heated interior and the newly finished and insulated walls. Designed with organization in mind, the garage includes built-in storage and a spacious workbench. The layout allows you to move freely and work efficiently, while the double-car space accommodates multiple vehicles or larger projects. An additional parking pad is located outside of the garage and, alternatively, this area can be used as a seating area for guests surrounding a fire pit for those late summer nights. In 2022, the home and garage both received new shingles. Shops such as Shoppers Drug Mart, FreshCo, Partners Pub & Grill, Scotiabank, Ogdan Medical Clinic, and a liquor store are all within walking distance. You'll also love the nearby river and parks, perfect for leisurely strolls or outdoor activities. Don't miss the chance to make this inviting, move-in ready home yours!

Inclusions:

Bar Stools, Fire Place Items, Blinds, Curtain Rods, TV in Garage, Toilet Shelves, Extension Cord Holder in Garage, Air Line Holder in Garage, Pergola on Parking Pad, Two Exterior Benches near Pergola

Property Listed By:

Royal LePage Arteam Realty

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





