



THE
A-TEAM

**RE/MAX
FIRST**

314 OLYMPIA Crescent, Calgary T2C 1G7

MLS® #: **A2180674**

Area: **Ogden**

Listing Date: **11/26/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **4,219 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,052**
Low Sqft:
Ttl Sqft: **1,052**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped,Square Shaped Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`4" x 12`9"
Living Room	Main	12`5" x 13`10"
3pc Bathroom	Basement	4`8" x 7`5"
Bedroom	Main	9`1" x 8`11"
Bedroom	Main	12`5" x 8`11"

Room	Level	Dimensions
Dining Room	Main	9`2" x 9`4"
3pc Bathroom	Main	8`5" x 4`11"
Bedroom - Primary	Main	10`11" x 12`5"
Bedroom	Lower	9`1" x 10`8"
Game Room	Basement	14`9" x 15`8"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

393LK

Remarks

Pub Rmks: **Nestled on a quiet crescent in the charming community of Ogden, this well-maintained 3-bedroom bungalow is a perfect blend of comfort and convenience. The main floor features a bright and spacious living room, a dedicated dining area, and a kitchen equipped with brand-new stainless steel appliances. Three bedrooms and a full bathroom complete this level, offering ample space for family living. The fully developed basement boasts a versatile layout, including a large rec room with a bar, an additional bedroom and bathroom, a laundry area, and plenty of storage. There's also an extra room perfect for a home office or hobby space, along with a separate entrance. Other benefits include a new roof last year, and new hot water tank. Outside, the backyard transforms into a stunning garden during summer months and includes a metal storage shed. Off-street parking for two vehicles adds to the convenience. Ogden is a centrally located community with a strong sense of connection, offering easy access to major roadways and the scenic Bow River Pathway, where you can bike to the downtown core. Shopping, schools, and transit are just steps away, making this home an exceptional opportunity.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







