



GRASSROOTS
REALTY GROUP

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**236 Ogden Crescent SE
Calgary, Alberta**

MLS # A2228548



\$629,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Front Drive, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: None

Welcome to fully renovated yet another designer home, this time in desire Community of Ogden, Nestled within a stone's throw of the majestic Bow River and its winding pathway system, and just a leisurely stroll from the tranquil beauty of Carburn Park, this immaculately FULLY renovated Bungalow, is perfect investment property to live up and rent down or rent both. Comes with total of 5 bed, 2.5 washroom, 2 kitchen, 2 living, 2 separate laundries, separate entrance. and huge backyard with ample parking, also have front drive way can park two cars and ample parking on road. Here we go, as you enter to open concept living room on right, with elegant feature wall with seating at front, dinning and high end kitchen on left with quartz, island, two tone cabinets, SS appliances, separate laundry, full 4 pc washroom, 2 pc washroom, 3 bedroom, high end vinyl plank through out the floor. Basement, has its own separate entrance, comes with illegal suite, huge living, kitchen, full 4 pc washroom, 2 bed rooms, separate laundry, utility room. Located on quite street close to river, shopping and to major roads and amenities, enjoy the showing listing and call for private showing thx..