



GRASSROOTS
REALTY GROUP

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309 Olympia Drive SE
Calgary, Alberta

MLS # A2237231



\$524,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces f		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom bungalow offering 990 sq. ft. above grade. Ideally located in a quiet culdesac, in a family-friendly neighbourhood with exceptional access to major routes and amenities. This home features modern updated flooring, fresh paint, baseboards, and trim, creating a clean and modern feel the moment you step inside. The inviting living room showcases a cozy wood-burning fireplace (gas insert) with a striking stone surround—perfect for relaxing evenings. A great, functional layout with bright south facing windows includes 3 bedrooms and a full 4-piece bathroom on the main level along with an additional half-bath in the basement for added convenience (shower rough-in). Downstairs you will also find a large laundry/storage room along with two separate living rooms with the option to turn one into another bedroom (only needs a window!). Step outside to enjoy a sunny south-facing backyard with mature trees and direct access to a greenbelt that leads to a nearby playground—perfect for families or pet owners! Car enthusiasts or hobbyists will love the oversized single garage, complete with 220V power and an electric heater—ideal for year-round projects or storage. Additional highlights include a new hot water tank in 2025, close proximity to multiple schools, shopping, transit, and quick access to Deerfoot Trail, Glenmore Trail, Foothills Industrial, and downtown Calgary. This lovely bungalow is the perfect blend of comfort, updates, and location. Essentially move-in ready and waiting for its next chapter!