



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**309 Olympia Drive SE  
Calgary, Alberta**

**MLS # A2237231**



**\$499,900**

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

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

**Inclusions:** N/A

**\*INCREDIBLE VALUE!!\*** Welcome to this beautifully updated 3-bedroom bungalow in Ogden, Calgary, offering nearly 1,000 sq. ft. of above-grade living space in a quiet cul-de-sac with fantastic neighbours and no drive-thru traffic! Situated in a family-friendly SE Calgary neighbourhood, this home provides exceptional access to schools, shopping, transit, and major routes including Deerfoot Trail, Glenmore Trail, Foothills industrial area and downtown Calgary. Step inside to find modern updates throughout, including fresh paint, new flooring, baseboards, and trim. The inviting living room features a cozy wood-burning fireplace with gas insert and stone surround, creating a warm and stylish focal point. The main level boasts a functional layout with 3 bedrooms and a full 4-piece bathroom, complemented by bright south-facing windows. The finished basement offers excellent flexibility with two large living areas (one easily converted into a 4th bedroom with the addition of a window), a half-bath with shower rough-in, and a spacious laundry/storage room. Outdoors, enjoy a sunny south-facing backyard with mature trees and direct access to a greenbelt and nearby playground—ideal for families and pet owners. Car enthusiasts and hobbyists will love the oversized single garage with 220V power and electric heater, perfect for year-round projects. Additional highlights include a new hot water tank (2025), great proximity to Foothills Industrial, and quick access to Calgary’s river pathways and parks. Whether you’re a first-time buyer, young family, or investor, this updated bungalow in Ogden is the perfect blend of comfort, convenience, and location—move-in ready and waiting for you!