



GRASSROOTS
REALTY GROUP

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2524 80 Avenue SE
Calgary, Alberta

MLS # A2262946



\$575,000

Division:	Ogden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		
Inclusions:	Backyard BBQ (negotiable)		

****OPEN HOUSE : SATURDAY, OCTOBER 18 from 2pm-3:30pm ****

Welcome to 2524 80 Avenue SE, a beautifully maintained and move-in ready two-storey home nestled in the heart of the vibrant and family-friendly community of Ogden. Built in 2004, this inviting property offers over 2,000 sq.ft. of thoughtfully designed living space, perfect for families, first-time buyers, or anyone looking to settle into a welcoming, up-and-coming SE neighborhood. Step inside to discover a bright and open main floor, where natural light pours in through large windows. The cozy living room features a corner gas fireplace—ideal for curling up on chilly evenings—while the spacious dining area is perfect for family meals and entertaining guests. The modern kitchen is both functional and stylish, boasting granite countertops, a convenient breakfast bar, ample cabinet storage, and generous prep space for all your culinary adventures. Upstairs, you'll find two spacious bedrooms, a full bath, and convenient upper-floor laundry—no more hauling laundry up and down the stairs! The primary suite is a true retreat, complete with a walk-in closet and a private 4-piece ensuite. The fully finished basement adds incredible value and flexibility, featuring a large rec room, an additional bedroom, and rough-in plumbing ready for a future bathroom—perfect for a home office, gym, teen hangout, or for guests to have their own retreat. Enjoy year-round comfort with central A/C, and make the most of Calgary's sunny seasons with outdoor spaces that truly shine: a sun-soaked south-facing front porch, a rear deck ideal for BBQs with stunning city views, and a fully fenced backyard that's great for kids and pets alike. The double attached garage is a major bonus, offering secure parking and extra storage—especially appreciated in the

winter months. New shingles installed in 2024 and many renos over the past 10 years. Located on a quiet street, you're just steps away from parks, schools, playgrounds, local shops, and easy access to major roads. Plus, you're well-positioned to benefit from the upcoming Green Line LRT expansion, making this a smart investment in Calgary's future. Don't miss your chance to own a lovely home in one of Calgary's most promising communities—Ogden is on the rise, and this is your opportunity to get in while you can!