



**GRASSROOTS**  
REALTY GROUP

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**432 Ogden Drive SE**  
**Calgary, Alberta**

**MLS # A2264069**



**\$729,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Separate/Exterior Entry, Suite

**Exterior:** Concrete, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** Cable at Lot Line

**Inclusions:** Refrigerator , MicroWave , Dishwasher , Hodd fan

Welcome to this extensive remodled and renovated house with 1985 sqft living space . It is like a brand new house feelings in Ogden. The main floor has seen updates new kitched , New Dining , Flooring , Fire Place with black and white concept This home is the definition of good bones. The attractive layout includes a large eat-in kitchen, sizable living room with attached dining area, and three bedrooms, a full bath, and a 3 pc ensuite. The rear entrance to the property leads down to the basement where has added a new illegal suite with bigger windows , Full bath , New Kitchen and lager 2 bedrooms which could be a rent helper . The seller built a new over sized garage which can accomdate smaller or bigger vehicles or run a shop with in garage with modification . Although the property is adjacent to Glenmore Trail . All the ammenties just a 5 mintues drive like Heritage Meadows Mall and 10 mintues to Chinook Mall . Do not miss this opertunity to own this bungalow .