



GRASSROOTS
REALTY GROUP

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1207 Olympia Drive SE
Calgary, Alberta

MLS # A2273088



\$499,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions:	N/A
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Welcome to this well-maintained and spacious bungalow, offering 3 bedrooms on the main level and fantastic updates throughout. Recent improvements include all new windows and doors, new roof shingles, and a new A/C unit, giving you peace of mind and year-round comfort. The main floor features easy care laminate flooring, a bright kitchen with newer appliances, and an inviting nook and great room—perfect for family living and entertaining. A 4 piece main bath completes the level. Sitting on a huge lot, this property boasts a fully fenced backyard with loads of space, plus a charming water feature/pond (yes, the fish are included!). There’s also parking for up to four vehicles, ideal for families, guests, or extra toys. The lower level is partially finished and ready for your creative vision, with plenty of room to develop a future rec space, bedroom, or additional bathroom. Laundry is located on the lower level. Set in a convenient location—close to schools, parks, and with quick access to Glenmore and Deerfoot Trail—this is a wonderful opportunity to own a solid family home with room to grow.