



**80 Ogmoor Crescent SE
Calgary, Alberta**

MLS # A2277082



\$519,000

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|------------------|---|---------------|-------------------|
| Division: | Ogden | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 878 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Sloped D | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Baseboard, In Floor, Hot Water | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Storage | | |
| Inclusions: | N/A | | |

Opportunity knocks! Amazing location backing onto a park and incredible value! Welcome to 80 Ogmoor Crescent SE, a south-facing 2 + 1 bedroom house with attached single garage located on a quiet street in Ogden. Nature enthusiasts will love being close to the Bow River Pathway, while pet lovers will enjoy the convenience of an off-leash dog park right behind the house. Upon entering, you will notice an open concept living/dining area w/ in-floor heating and a quaint kitchen featuring stainless steel appliances, modern white cabinetry and lovely subway tile backsplash. Entertaining friends and family has never been easier both indoors and outside on the large deck in your ultra-private, fully fenced backyard. The main floor is complete with 2 spacious bedrooms and a 4-piece bathroom. Head downstairs to the expansive primary bedroom and 3-piece ensuite, which also offers the potential to be used as a flex space or second living area. There is plenty of storage in the basement laundry/utility room and attached single garage. This is your opportunity to live only 15 minutes from downtown Calgary in a quiet, family-friendly neighbourhood, for a fantastic price. Incredible starter home! It won't last long, book your private showing today!