



**80 Ogmoor Crescent SE
Calgary, Alberta**

MLS # A2277082



\$519,000

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		

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!