



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

#A, 2737 78 Avenue SE
Calgary, Alberta

MLS # A2280286



\$299,900

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	544 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	City Lot, Level		

Heating:	Mid Efficiency, Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 563
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Outstanding value in southeast Calgary. This refreshed 2-bedroom townhouse offers over 1,057 sq ft of well-designed living space with key exterior updates completed, including newer shingles (approx. 2018), vinyl windows (approx. 2013), and new vinyl siding (2022). Inside, the home has been updated with laminate flooring, fresh paint, modern light fixtures, updated trim, and new switches and plugs, creating a bright, move-in-ready interior. The open main floor features a bright living living area, convenient half bath, in-suite laundry, and access to a large deck — ideal for morning coffee, BBQs, or outdoor dining. The lower level offers two generously sized bedrooms, including an oversized primary, plus a full bathroom, under-stair storage, and a separate utility room. Enjoy the convenience of an assigned parking stall and a fenced shared yard. Ideally located with quick access to Glenmore, Deerfoot, and Barlow Trail, along with nearby shopping, schools, and transit. The future Green Line LRT station is just a short walk away — adding long-term value in the growing Ogden community. Move-in ready, affordable, and well-located — ideal for first-time buyers, downsizers, or investors with a tenant already in place.