



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282926**



**\$614,999**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Extensively updated and shows like a practically brand-new home in one of the community's most desirable locations. Offering 1,985 sq. ft. of developed living space, this property is ideal for larger families, multi-generational living, or investors. The main floor features an updated kitchen with gas stove, upgraded appliance package, cozy fireplace, three bedrooms, a full bath, and a 3-piece ensuite. A rear entrance adds flexibility. The fully developed basement (illegal suite) includes a kitchen, two spacious bedrooms, a full bathroom, and separate laundry on both levels. A must-see oversized garage makes this home perfect for car enthusiasts or additional storage. Close to parks, shopping, amenities, and major routes—this is a turnkey property with flexibility, income potential, and long-term value.