



GRASSROOTS
REALTY GROUP

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1908 Olympia Drive SE
Calgary, Alberta

MLS # A2283229



\$475,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	993 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Nestled on an oversized lot and backing directly onto a peaceful green belt, this spacious five-bedroom, two-bathroom home offers privacy, functionality, and outstanding versatility. With no neighbors behind, you'll enjoy tranquility and a rare sense of openness in an affordable Calgary location. Inside, the home features a well-designed floor plan anchored by a bright, functional kitchen with maple cabinetry, tile backsplash, tasteful countertops, and ample storage. A full set of appliances is included on both the main floor and in the basement, making this property ideal for multi-generational living or investment use. Durable tile and carpet flooring run throughout, with a full bathroom on each level for added convenience. The updated basement is fully suited with its own kitchen and separate entrance, creating excellent flexibility for rental income or extended family. Step outside to a large, landscaped backyard perfect for relaxing or entertaining, plus a paved driveway for easy off-street parking. Currently fully tenanted, this property is an excellent turnkey option for the savvy investor, with the flexibility to take vacant possession in approximately three months if desired. With generous interior space, a private natural backdrop, and strong income potential, this home represents a rare opportunity in today's market.