



GRASSROOTS
REALTY GROUP

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

2205 80 Avenue SE
Calgary, Alberta

MLS # A2284648



\$499,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Outside, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: STORAGE SHED, 2 CABINETS BEHIND BASEMENT BAR, WINE RACK IN BASEMENT (WILL BE EMPTIED)

Welcome to this charming south-facing bungalow in Ogden located at 2205 80 Avenue SE. This well maintained and cared for home offers 1,865 sq ft of fully developed living space and provides the perfect blend of comfort, functionality, and outdoor enjoyment. On the main level, step into a spacious living room featuring beautiful laminate flooring and an abundance of natural light pouring in through the bay windows—ideal for relaxing or entertaining. The functional kitchen is equipped with a SS stove, white appliances, and an adjacent dining area that's great for family meals. The primary bedroom is generously sized, complemented by 2 additional good-sized bedrooms and a full 4-piece main bathroom. Heading downstairs you'll notice the convenient side/separate entrance. The basement is impressive with a large recreation area anchored by a cozy wood-burning fireplace—the heart of gatherings during cooler months. At the opposite end, enjoy a wet bar area for casual entertaining. Additional features include a 4th bedroom (non-conforming), a 3-piece bathroom, laundry (less than 1 yr old), and a sizable storage area for all your needs. Outside, enjoy the welcoming front deck area is perfect for morning coffee or evening relaxation, along with a paved driveway offering ample parking including space for an RV or extra vehicles. The backyard features a covered concrete patio (pre-wired for a hot tub) and a heated shed for year-round storage or workshop use. The expansive yard offers plenty of space for gardening, play, or simply soaking up the Alberta sunshine. This well-cared-for bungalow combines classic charm with practical updates, making it an excellent choice for first-time buyers, families, or those seeking a solid, move-in-ready home in a convenient southeast community. Don't miss out—schedule your

private viewing today!