2302 Olympia Drive SE
Calgary, Alberta

MLS # A2294295

$459,900

Division:	Ogden
Type:	Residential/House
Style:	Bungalow
Size:	1,073 sq.ft.
Age:	1973 (53 yrs old)
Beds:	3
Baths:	1
Garage:	Carport, Parking Pad
Lot Size:	0.10 Acre
Lot Feat:	Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Car Port, Shed

Welcome to this well-maintained and thoughtfully updated 3-bedroom detached bungalow offering 1073.12 sq ft of comfortable living space at an affordable price point. Recent improvements include a new roof (2023), and in 2022, a new tankless hot water system, updated electrical panel, and a beautifully renovated walk-in shower. Inside, you’ll find beautiful hardwood floors, vinyl windows, a high-efficiency furnace, an updated kitchen, and a bright 4-piece bathroom. The home is filled with natural light and offers a warm, inviting layout throughout. The open staircase leads to an undeveloped lower level, providing a clean blank canvas for future development to suit your needs. Outside, enjoy a private south-facing backyard complete with a deck and pergola, perfect for relaxing or entertaining during the summer months. A convenient parking pad/carport is accessible from the side lane. Ideally located just steps from a park, playground, and off-leash area, and within walking distance to several schools including Banting and Best, Sherwood School, St. Bernadette School, and close to Almadina Language Charter Academy. You’re also just minutes from shopping, restaurants, Glenmore Trail, Deerfoot Trail, Deerfoot Meadows, Bow River pathways, and transit access to downtown and Chinook Centre.