# **\$499,900 - 309 Olympia Drive Se, Calgary**

MLS® #A2237231

## \$499,900

3 Bedroom, 2.00 Bathroom, 990 sqft Single Family on 0.10 Acres

Ogden, Calgary, Alberta

\*INCREDIBLE VALUE!!\* Welcome to this beautifully updated 3-bedroom bungalow in Ogden, Calgary, offering nearly 1,000 sq. ft. of above-grade living space in a quiet cul-de-sac with fantastic neighbours and no drive-thru traffic! Situated in a family-friendly SE Calgary neighbourhood, this home provides exceptional access to schools, shopping, transit, and major routes including Deerfoot Trail, Glenmore Trail, Foothills industrial area and downtown Calgary. Step inside to find modern updates throughout, including fresh paint, new flooring, baseboards, and trim. The inviting living room features a cozy wood-burning fireplace with gas insert and stone surround, creating a warm and stylish focal point. The main level boasts a functional layout with 3 bedrooms and a full 4-piece bathroom, complemented by bright south-facing windows. The finished basement offers excellent flexibility with two large living areas (one easily converted into a 4th bedroom with the addition of a window), a half-bath with shower rough-in, and a spacious laundry/storage room.Outdoors, enjoy a sunny south-facing backyard with mature trees and direct access to a greenbelt and nearby playgroundâ€"ideal for families and pet owners. Car enthusiasts and hobbyists will love the oversized single garage with 220V power and electric heater, perfect for year-round projects. Additional highlights include a new hot water tank (2025), great proximity to Foothills Industrial, and quick







access to Calgary's river pathways and parks. Whether you're a first-time buyer, young family, or investor, this updated bungalow in Ogden is the perfect blend of comfort, convenience, and locationâ€"move-in ready and waiting for you! (id:6289)

#### Built in 1973

### **Essential Information**

Listing # A2237231
Price \$499,900

Bedrooms 3
Bathrooms 2.00
Half Baths 1

Square Footage 990
Acres 0.10
Year Built 1973

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 309 Olympia Drive Se

Subdivision Ogden
City Calgary
Province Alberta
Postal Code T2C1H6

## **Amenities**

Amenities Playground, Recreation Nearby, Schools, Shopping

Features Cul-de-sac, PVC window, No Smoking Home

Parking Spaces 3

Parking Detached Garage, Garage, Heated Garage, Oversize

# of Garages 2

#### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window

Coverings, Garage door opener, Water Heater - Gas

Heating Natural gas Forced air

Cooling None

Fireplace Yes

# of Fireplaces 1

# of Stories 1

Has Basement Yes

### **Exterior**

Exterior Features Fruit trees

Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office Town Residential





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