



# 1640 76 Avenue Calgary Alberta

\$585,000

Welcome to your dream home! This beautifully updated 4-bedroom bungalow in the desirable Ogden neighbourhood combines modern convenience with a warm, inviting atmosphere. Key Features: Spacious Layout: Enjoy a well-designed floor plan featuring a generous living room that flows seamlessly into the dining area--perfect for family gatherings and entertaining. All-New Appliances: The kitchen is equipped with stainless steel appliances, providing both style and functionality for the home chef. Ample Parking: With plenty of parking space, including a two-car carport, RV pad and two-car garage, you'll never have to worry about where to put your vehicles. Prime Location: Just a short stroll from the picturesque Bow River, you can easily enjoy scenic walks, biking, and outdoor activities. Quick commutes to downtown and nearby amenities make this home ideal for those on the go. Family-Friendly Neighborhood: Ogden is known for its community spirit and excellent schools, making it a fantastic place for families. Outdoor Space: The backyard offers a private retreat with plenty of room for gardening, barbecues, or simply relaxing in the sun. Recent Updates: In less than five years, the house shingles and gutters, garage shingles and door, fence, and hot water tank have all been updated. Don't miss your chance to own this exceptional bungalow in a vibrant neighbourhood. Schedule a showing today and experience all that this wonderful home has to offer! (id:6769)

Other 11.83 Ft x 9.75 Ft  
 Other 8.17 Ft x 12.75 Ft  
 Family room 17.00 Ft x 12.83 Ft  
 4pc Bathroom Measurements not available  
 Bedroom 10.67 Ft x 12.75 Ft  
 Storage 10.17 Ft x 9.33 Ft  
 Laundry room 9.33 Ft x 13.08 Ft  
 Living room 15.42 Ft x 13.67 Ft

Dining room 9.17 Ft x 10.00 Ft  
 Kitchen 13.08 Ft x 13.75 Ft  
 Bedroom 8.25 Ft x 10.25 Ft  
 4pc Bathroom .00 Ft  
 Bedroom 9.00 Ft x 10.25 Ft  
 Primary Bedroom 11.00 Ft x 11.83 Ft  
 2pc Bathroom Measurements not available

Listing Presented By:



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eXp Realty



**RE/MAX REAL ESTATE  
(CENTRAL)**

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