



## 314 Olympia Crescent Calgary Alberta

\$550,000

Nestled on a quiet crescent in the charming community of Ogden, this well-maintained 3-bedroom bungalow is a perfect blend of comfort and convenience. The main floor features a bright and spacious living room, a dedicated dining area, and a kitchen equipped with brand-new stainless steel appliances. Three bedrooms and a full bathroom complete this level, offering ample space for family living. The fully developed basement boasts a versatile layout, including a large rec room with a bar, an additional bedroom and bathroom, a laundry area, and plenty of storage. There's also an extra room perfect for a home office or hobby space, along with a separate entrance. Other benefits include a new roof last year, and new hot water tank. Outside, the backyard transforms into a stunning garden during summer months and includes a metal storage shed. Off-street parking for two vehicles adds to the convenience. Ogden is a centrally located community with a strong sense of connection, offering easy access to major roadways and the scenic Bow River Pathway, where you can bike to the downtown core. Shopping, schools, and transit are just steps away, making this home an exceptional opportunity. (id:6769)

3pc Bathroom 4.67 Ft x 7.42 Ft

Recreational, Games room 14.75 Ft x 15.67 Ft

Bedroom 9.08 Ft x 10.67 Ft

Kitchen 13.37 Ft x 12.75 Ft

Dining room 9.17 Ft x 9.33 Ft

Living room 12.42 Ft x 13.83 Ft

3pc Bathroom 8.42 Ft x 4.92 Ft

Primary Bedroom 10.92 Ft x 12.42 Ft

Bedroom 9.08 Ft x 8.92 Ft

Bedroom 12.42 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net