



608 Olympia Drive Calgary Alberta

\$699,900

Welcome to a TRULY ONE-OF-A-KIND opportunity in the heart of Ogden. A beautifully RENOVATED, INCOME-GENERATING bungalow on an INCREDIBLY RARE 22.87 metr EXTRA-WIDE lot, perfectly situated in a QUIET CUL-DE-SAC & backing directly onto GREEN SPACE, making this an EXCEPTIONAL FIND. This is more than just a home; it's a LIFESTYLE UPGRADE and a SOUND INVESTMENT rolled into one. This exceptional property comes with a REGISTERED LEGAL suite (City of Calgary Legal Suite Registry, Sticker #1415), allowing you to QUALIFY FOR A MORTGAGE while REDUCING YOUR MONTHLY PAYMENTS through RENTAL INCOME.

Whether you're looking to live in one unit & rent out the other, or seeking a TURNKEY INVESTMENT property, this home provides unmatched flexibility. The OPEN-CONCEPT LAYOUT features a CHEF-INSPIRED kitchen with a large GRANITE-topped ISLAND, complete with SOFT-CLOSE drawers perfectly sized for everything from utensils to pots & pans. CUSTOM DESIGNED with both FUNCTIONALITY & aesthetics in mind, the kitchen boasts UNDER-CABINET lighting, STAINLESS-STEEL appliances, a PULL-OUT pantry, TWO LAZY-SUSAN corner systems, & many FULL-EXTENSION PULL-OUT CABINET ORGANIZERS with SOFT-CLOSE slides. IT'S A SPACE WHERE COOKING, CONVERSATION AND CONNECTION COME NATURALLY. The rest of the main level continues to impress with SOFT-GREY LAMINATE flooring, a cozy ELECTRIC-FIREPLACE, a BUILT-IN SPEAKER SYSTEM, BUILT-IN VACUUM System & a sleek SUBWAY-TILE FEATURE-WALL. The ELEGANTLY RENOVATED MAIN BATHROOM is both beautiful & practical, featuring 24x24 ANTI-SLIP tiles, a detail that brings peace of mind. Additional updates to windows, roofing, plumbing, etc, ensures years of WORRY-FREE LIVING without the HASSLE or COST of IMMEDIATE RENOVATIONS. The LEGAL SUITE, with its own PRIVATE ENTRANCE, is just as thoughtfully finished. Featuring BUILT-IN SPEAKERS, VACUUM-FLU system, a spacious OPEN-PLAN kitchen & ...

Primary Bedroom 3.53 M x 2.84 M

Bedroom 2.92 M x 2.44 M

Living room 4.88 M x 4.06 M

Bedroom 2.74 M x 2.59 M

Laundry room 2.44 M x 1.35 M

Furnace 2.49 M x 1.96 M

Storage 3.68 M x 1.27 M

Bedroom 3.23 M x 2.13 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

RE/MAX
RE/MAX REAL ESTATE
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Other 4.88 M x 3.51 M

4pc Bathroom .00 M x .00 M

Bedroom 3.33 M x 2.84 M

Family room 8.56 M x 3.23 M

5pc Bathroom .00 M x .00 M