



2205 80 Avenue Calgary Alberta

\$450,000

****OPEN HOUSE MARCH 15 2-4PM**** Welcome to this charming south-facing bungalow in Ogden located at 2205 80 Avenue SE. This well maintained and cared for home offers 1,865 sq ft of fully developed living space and provides the perfect blend of comfort, functionality, and outdoor enjoyment. On the main level, step into a spacious living room featuring beautiful laminate flooring and an abundance of natural light pouring in through the bay windows—ideal for relaxing or entertaining. The functional kitchen is equipped with a SS stove, white appliances, and an adjacent dining area that’s great for family meals. The primary bedroom is generously sized, complemented by 2 additional good-sized bedrooms and a full 4-piece main bathroom. Heading downstairs you’ll notice the convenient side/separate entrance. The basement is impressive with a large recreation area anchored by a cozy wood-burning fireplace—the heart of gatherings during cooler months. At the opposite end, enjoy a wet bar area for casual entertaining. Additional features include a 4th bedroom (non-conforming), a 3-piece bathroom, laundry (less than 1 yr old), and a sizable storage area for all your needs. Outside, enjoy the welcoming front deck area is perfect for morning coffee or evening relaxation, along with a paved driveway offering ample parking including space for an RV or extra vehicles. The backyard features a covered concrete patio (pre-wired for a hot tub) and a heated shed for year-round storage or workshop use. The expansive yard offers plenty of space for gardening, play, or simply soaking up the Alberta sunshine. This well-cared-for bungalow combines classic charm with practical updates, making it an excellent choice for first-time buyers, families, or those seeking a solid, move-in-ready home in a convenient southeast community. Don't miss out--schedule your private viewing today! (id:6769)

Recreational, Games room 30.25 Ft x 10.42 Ft
 Other 5.08 Ft x 10.42 Ft
 Furnace 5.42 Ft x 5.00 Ft
 Storage 11.33 Ft x 6.92 Ft
 3pc Bathroom 4.08 Ft x 8.33 Ft
 Laundry room 3.50 Ft x 6.83 Ft

Kitchen 11.50 Ft x 9.58 Ft
 Other 3.25 Ft x 5.42 Ft
 Bedroom 7.92 Ft x 9.67 Ft
 Bedroom 11.42 Ft x 8.33 Ft
 Primary Bedroom 11.50 Ft x 11.67 Ft
 4pc Bathroom 7.83 Ft x 5.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 11.25 Ft x 8.25 Ft

Living room 13.33 Ft x 18.17 Ft

Dining room 11.50 Ft x 7.08 Ft

Other 17.92 Ft x 14.92 Ft

Other 8.33 Ft x 4.00 Ft

Other 8.00 Ft x 15.83 Ft