

# \$419,900 - 1106 Olympia Drive Se, Calgary

MLS® #A2224557

**\$419,900**

3 Bedroom, 1.00 Bathroom, 987 sqft

Residential on 0.10 Acres

Ogden, Calgary, Alberta

Located in a quiet cul-de-sac in a well-established, family-friendly community, this charming bungalow has been proudly maintained by its original owner and offers an excellent opportunity for homeowners or investors alike. This solid, "Engineered" built home sits on a generous lot with two parking spaces on the west side of the house, mature landscaping, a fenced yard perfect for children and pets, a storage shed, and plenty of room for a future vegetable garden. Enjoy your fragrant lilac bush and Nan-king cherry bush (make yummy jelly). The main level is filled with natural light and features a comfortable living room, three bedrooms with large closets, and a spacious, functional kitchen with an eat-in dining area. The kitchen offers ample cabinet space, newer countertops, a Samsung fridge, and a Kenmore stove. The bathroom has been updated with a newer tub and shower, sink and faucet, and toilet. Vinyl siding, newer storm doors, and covered gutters have been added, enhancing the exterior durability. The basement includes a huge finished bedroom (non-egress window) and abundant storage space with built-in shelving units. Practical updates over the years include windows, front and back doors, furnace, hot water tank, and 25-year shingles installed in 2007. Enjoy the green space and off-leash park right behind your home, or explore the nearby Bow River Pathway for walking and biking. This home is ideally situated, just 15 minutes to downtown, and



close to Rapid Transit. Quick access to Deerfoot, Glenmore, and Stoney Trail, takes you to South Campus Hospital, and the International Airport. Nearby are schools (Charter, Public and Catholic), and several parks, including Beaverdam Flats Park. Easy shopping experience just minutes from a community mall featuring great shops and restaurants. The Community Centre forms the hub for a 50+ Centre featuring a variety of programs for seniors, an outdoor pool ( one of the few in Calgary), an indoor hockey rink, and a soccer field. Don't miss your chance to make this well-cared-for home your own, or renovate for future value!

Built in 1973

### **Essential Information**

MLS® #	A2224557
Price	\$419,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	987
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1106 Olympia Drive Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1H5

### **Amenities**

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Storage
Appliances	Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Outdoor Grill
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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