

**807 Olympia Crescent SE  
Calgary, Alberta**

**MLS # A2161172**



**\$449,649**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** Seller's House warming Gifts

Location Location Location.....Come ENJOY the EASY Country Style living in the 2 bedroom home that can be easily converted back to a 3 Bedroom Floor plan. Located on a Quiet Cul-de-sac with a PRIVATE backyard and deck backing onto a Playground/Park. Enjoy the morning coffee on your sunny front veranda. Walk into your large living room that features a Natural Wood burning Field Stone Fireplace and a Custom Bay window. for more light. A Huge Country Style Eat-in Kitchen with Solid Maple Cabinets and Laminate Flooring through-out! Renovated Main Bathroom, Furnace, Hot water tank and roofing shingles have all been replaced. Did I forget to mention that we back onto a playground/park.....