

**132 Ogden Way SE**  
**Calgary, Alberta**

**MLS # A2201437**



**\$485,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Paved, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Storage, Track Lighting		

**Inclusions:** Kitchen Island, Wooden Cabinet in Kitchen beside the door, TV Mount in Bedroom, Entertainment Unit in Living Room, Headboard and Shelving in the Primary Bedroom, Tire Shelving in the Garage

This recently updated bungalow is located on a quiet street in Ogden, just one block from the Bow River Pathway System! The interior includes a bright and cheery open concept with West facing mountain views, and many updates throughout. Main floor offers functional layout with 3 bedrooms and a full 4-piece updated bathroom. Kitchen boasts newly refinished cabinetry, movable island and ample space for dining. Living room is cozy and includes the built-in functional cabinetry. In the basement you will find a large family room with wood burning fireplace, a half bath and an additional bedroom. The utility room offers lots of great storage space, and the washer and dryer. Outside you can enjoy the West facing sun on the front newly refinished porch, or the benefits of the well manicured fully fenced backyard. The property features an oversized double detached garage measuring 23'x22', an exceptional size to offer parking AND workspace. The wide, paved alley behind the property adds accessibility and convenience with ample room for RV parking if needed. The owners have put lots of care and thought into their renovations made over the years and it shows! Enjoy updates such as new painting throughout the main floor and exterior, newer hot water tank, brand new fridge, lighting and much more. A great home for a family, first time home buyers or investors. Schedule a viewing today!