

# \$475,000 - 432 Ogden Drive Se, Calgary

MLS® #A2218471

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.11 Acres

Ogden, Calgary, Alberta

Welcome to this well-maintained Ogden home. The main floor has seen updates such as some newer windows and flooring. This home is the definition of good bones. The attractive layout includes a large eat-in kitchen, sizable living room with attached dining area, and three bedrooms, a full bath, and a 2 pc ensuite. The rear entrance to the property leads up to the kitchen and down to the basement making adding a suite possible (subject to City of Calgary bylaws and approvals). The lower level includes a second full bathroom, a large recreation space, a summer kitchen area, one bedroom (window does not meet egress) and a den. Although the property is adjacent to Glenmore Trail the sound wall across the street does an excellent job and the property is surprisingly quiet. This will make a wonderful renovation project or an opportunity to add sweat equity. Please note: this property has been smoked in.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218471  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,127     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 1976        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 432 Ogden Drive Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C 1W6            |

### **Amenities**

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### **Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | See Remarks                     |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None                                    |
| Lot Description   | Level                                   |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Wood Siding, Shingle Siding |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |

### **Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.