

\$484,900 - 88 Ogmoor Crescent Se, Calgary

MLS® #A2108641

\$484,900

3 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.10 Acres

Ogden, Calgary, Alberta

LOCATION is key! This home has all the perks a location can offer plus some! Sitting on a PIE LOT in a quiet CUL-DE-SAC in Lynnwood of Ogden, this home BACKS ONTO HARRY HUIH & JACK SETTERS PARK and a short walk to the BOW RIVER. The home is a detached 2 story with a single attached garage, front balcony, private lot with tall mature trees and fully fenced backyard. The exterior was redone in 2023, which included vinyl siding and new eavestroughs (gutters), new roof (2022), furnace and hot water tank (2017). Over 1245 sq ft of living space, the interior is bright and airy via a south-facing front exposure. Caring owner has lovingly maintained the home in excellent condition. There is a large living room, formal dining room and a spacious eat-in kitchen with plenty of room for meal prep and storage. Upstairs, there are 3 bedrooms and one 4 pc bath. Very simple floorplan that works! Backyard is private with no neighbours behind, providing a serene atmosphere for relaxation. Drainage pods at the back wall to prevent any flooding into the basement. Pet friendly living with an off-leash dog park at the back. Just a short walk to Lynnwood Park and Jack Setters Arena, the community features an indoor rink, outdoor swimming pool, tennis courts, multiple parks and playgrounds, several schools, and various shops & dining options. One of Calgary's well-situated communities, Ogden is set to host the upcoming Green Line C-Train, with a station planned a short distance away



from this property. Plus the convenience of having easy access to major traffic arteries like Glenmore and Deerfoot Trail. This one won't last so better schedule an appointment right away!

Built in 1979

Essential Information

MLS® #	A2108641
Price	\$484,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,246
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	88 Ogmoor Crescent Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2E9

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	April 10th, 2024
Days on Market	33
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
----------------	--------------

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.