

\$585,000 - 1640 76 Avenue Se, Calgary

MLS® #A2167170

\$585,000

4 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Welcome to your dream home! This beautifully updated 4-bedroom bungalow in the desirable Ogden neighbourhood combines modern convenience with a warm, inviting atmosphere.

Key Features:

Spacious Layout: Enjoy a well-designed floor plan featuring a generous living room that flows seamlessly into the dining area—perfect for family gatherings and entertaining.

All-New Appliances: The kitchen is equipped with stainless steel appliances, providing both style and functionality for the home chef.

Ample Parking: With plenty of parking space, including a two-car carport, RV pad and two-car garage, you™ll never have to worry about where to put your vehicles.

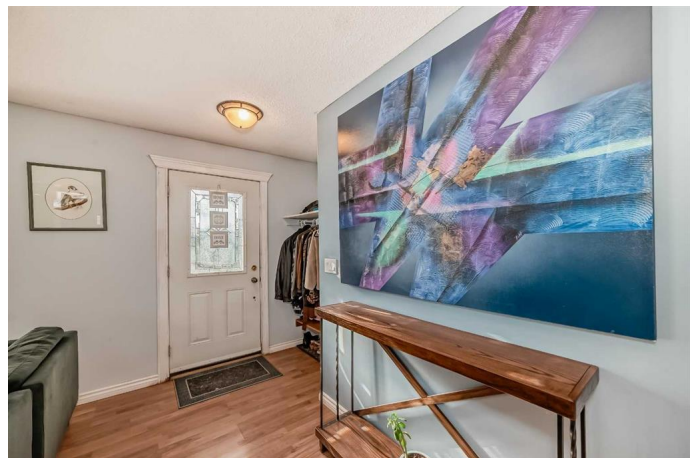
Prime Location: Just a short stroll from the picturesque Bow River, you can easily enjoy scenic walks, biking, and outdoor activities. Quick commutes to downtown and nearby amenities make this home ideal for those on the go.

Family-Friendly Neighborhood: Ogden is known for its community spirit and excellent schools, making it a fantastic place for families.

Outdoor Space: The backyard offers a private retreat with plenty of room for gardening, barbecues, or simply relaxing in the sun.

Recent Updates: In less than five years, the house shingles and gutters, garage shingles and door, fence, and hot water tank have all been updated.

Don™t miss your chance to own this



exceptional bungalow in a vibrant neighbourhood. Schedule a showing today and experience all that this wonderful home has to offer!

Built in 1975

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2167170 |
| Price | \$585,000 |
| Sold Price | \$575,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,135 |
| Acres | 0.14 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Sold |

Community Information

| | |
|-------------|-------------------|
| Address | 1640 76 Avenue Se |
| Subdivision | Ogden |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2C1W8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Carport, Double Garage Detached, Garage Door Opener, Gated, Parking Pad, Side By Side, Tandem |

Interior

| | |
|-------------------|--|
| Interior Features | Dry Bar, No Smoking Home |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas |

| | |
|--------------|---|
| | Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 18th, 2024 |
| Date Sold | October 23rd, 2024 |
| Days on Market | 33 |
| Zoning | R-C1 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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