

# \$699,900 - 608 Olympia Drive Se, Calgary

MLS® #A2214429

**\$699,900**

5 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.10 Acres

Ogden, Calgary, Alberta

Welcome to a TRULY ONE-OF-A-KIND opportunity in the heart of Ogden. A beautifully RENOVATED, INCOME-GENERATING bungalow on an INCREDIBLY RARE 22.87 metr EXTRA-WIDE lot, perfectly situated in a QUIET CUL-DE-SAC & backing directly onto GREEN SPACE, making this an EXCEPTIONAL FIND. This is more than just a home; it's a LIFESTYLE UPGRADE and a SOUND INVESTMENT rolled into one. This exceptional property comes with a REGISTERED LEGAL suite (City of Calgary Legal Suite Registry, Sticker #1415), allowing you to QUALIFY FOR A MORTGAGE while REDUCING YOUR MONTHLY PAYMENTS through RENTAL INCOME. Whether you're looking to live in one unit & rent out the other, or seeking a TURNKEY INVESTMENT property, this home provides unmatched flexibility. The OPEN-CONCEPT LAYOUT features a CHEF-INSPIRED kitchen with a large GRANITE-topped ISLAND, complete with SOFT-CLOSE drawers perfectly sized for everything from utensils to pots & pans. CUSTOM DESIGNED with both FUNCTIONALITY & aesthetics in mind, the kitchen boasts UNDER-CABINET lighting, STAINLESS-STEEL appliances, a PULL-OUT pantry, TWO LAZY-SUSAN corner systems, & many FULL-EXTENSION PULL-OUT CABINET ORGANIZERS with SOFT-CLOSE slides. IT'S A SPACE WHERE COOKING, CONVERSATION AND CONNECTION COME NATURALLY. The rest of the main level



continues to impress with SOFT-GREY LAMINATE flooring, a cozy ELECTRIC-FIREPLACE, a BUILT-IN SPEAKER SYSTEM, BUILT-IN VACUUM System & a sleek SUBWAY-TILE FEATURE-WALL. The ELEGANTLY RENOVATED MAIN BATHROOM is both beautiful & practical, featuring 24x24 ANTI-SLIP tiles, a detail that brings peace of mind. Additional updates to windows, roofing, plumbing, etc, ensures years of WORRY-FREE LIVING without the HASSLE or COST of IMMEDIATE RENOVATIONS. The LEGAL SUITE, with its own PRIVATE ENTRANCE, is just as thoughtfully finished. Featuring BUILT-IN SPEAKERS, VACUUM-FLU system, a spacious OPEN-PLAN kitchen & a family room with OVERSIZED WINDOWS that flood the space with ABUNDANT NATURAL LIGHT, this suite includes TWO BRIGHT bedrooms & a STYLISH 5-PIECE bathroom. With generous ceiling heights, space feels OPEN & INVITING, NOT AT ALL LIKE A TYPICAL BASEMENT. FULLY FENCED backyard, ample on-site parking, & with no neighbours behind immediately, creates a perfect setting for entertaining, gardening, or simply unwinding in nature, a RARE LUXURY WITHIN CITY LIMITS. Whether you're an INVESTOR, a MULTI-GENERATIONAL family, or simply someone seeking a TURN-KEY with potential, this property is a must-see. SAVE YOURSELF from RENOVATION-HEADACHES, RISING INFLATION, CONSTRUCTION COSTS & MONTHS OF DISRUPTION. Located in a well-connected, family-friendly area, close to shopping, schools, community hall, hockey arena, outdoor pool & Beaverdam Flats Park. The Bow River Pathway offers scenic walks & bike rides. 10+ nearby bus routes & the proposed LRT station ensures easy commuting. Plus, you're minutes from

Deerfoot, Glenmore, Stoney Trails & only 15 minutes to downtown. Homes like this donâ€™t come around often. Donâ€™t miss out

Built in 1973

**Essential Information**

MLS® #	A2214429
Price	\$699,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	608 Olympia Drive Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1H5

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized, Stall
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Electric Cooktop
Heating	Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	98
Zoning	R-CG

## Listing Details

Listing Office	URBAN-REALTY.ca
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