

**1007 Olympia Crescent SE
Calgary, Alberta**

MLS # A2256131



\$525,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Insulated, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hot Tub (As Is)

Welcome to your dream home in the vibrant community of Ogden—where urban convenience meets serene suburban charm! Nestled at 1007 Olympia Cres SE, this stunning 4-bedroom, 2-bathroom gem spans an impressive 1,870 square feet of finished living space, perfectly blending modern updates with timeless appeal. Backing directly onto a sprawling green space, your large backyard becomes a private oasis—ideal for morning coffees on the deck while letting the dog romp freely. Step inside and be greeted by a freshly painted interior that radiates warmth and style. Gleaming hardwood floors grace the spacious living room, flowing seamlessly into the dining area and a beautiful kitchen boasting solid oak cabinets, stainless steel appliances, and ample counter space. The main floor primary bedroom offers a peaceful retreat, while a versatile second bedroom awaits your vision—home office, gym, or guest haven? Unwind in the luxurious 4-piece bathroom featuring an indulgent air jet soaker tub that promises spa-like serenity after a long day. Venture downstairs to discover the ultimate bonus: a basement suite (illegal), complete with its own kitchen, expansive family room, two generous bedrooms, and a convenient 3-piece bathroom. With a separate mud room and thoughtful storage solutions, it's primed for rental income, multi-generational living, or movie-night marathons. Laminate flooring throughout the lower level adds durability and easy care. Outside, pride of ownership shines bright! A brand-new roof (2022) and fresh eavestroughs with downspouts keep everything worry-free, and the newly painted fence defines your backyard paradise. Park with ease in the oversized detached single garage—plenty of room for your vehicle plus a workshop for weekend projects. Surrounded by great neighbors in family-friendly

Ogden, you'll love the walkable streets, nearby parks, and quick access to Calgary's best amenities.