

# \$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        | Stall |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Kitchen Island           |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Stove, Refrigerator, Washer |
| 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 | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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.