

# \$475,000 - 2211 80 Avenue Se, Calgary

MLS® #A2226637

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.12 Acres

Ogden, Calgary, Alberta

Spacious well maintained 3 bedroom bungalow with many recent upgrades and a south backyard backing onto a park. Upgraded laminate floors on main floor and basement. Maple cabinets in kitchen. New furnace, hot water tank and central air installed in 2024; new west side fence 3-4 years ago and freshly painted fence this spring; stove, washer and dryer replaced 3-4 years ago, roof replaced in 2012 and windows replaced in 2008. Large lot is 53x100 feet with a south backyard backing onto a park. The basement is developed with a large rec room with a dry bar, a 3 piece bathroom, and an additional den with window less than legal egress or it could be a 4th bedroom. Large garden plot has had many plentiful harvests. Nice shade tree and lilacs and other perennials. Paved double driveway off the street in the front yard. Close to schools, shopping, parks, paths, dog parks, churches, bus and future LRT. Easy access in all directions via Glenmore Trail, Deerfoot and Stoney trails nearby.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226637  |
| Price      | \$475,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,041       |
| Acres          | 0.12        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2211 80 Avenue Se |
| Subdivision | Ogden             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 1H3           |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Dry Bar, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer       |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                                    |
| Lot Description   | Backs on to Park/Green Space, City Lot, Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                                          |
| Foundation        | Poured Concrete                                                                                           |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 1st, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 55   |
| Zoning         | R-CG |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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