

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

MLS® #A2214429

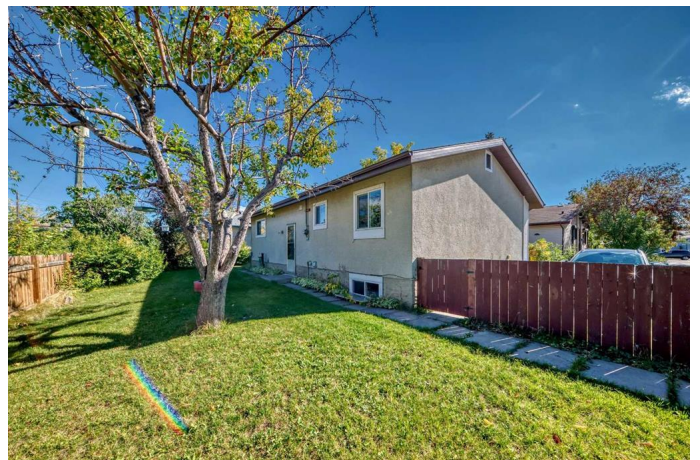
**\$699,900**

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 | 75               |
| Zoning         | R-CG             |

## Listing Details

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

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