

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

MLS® #A2226637

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.12 Acres

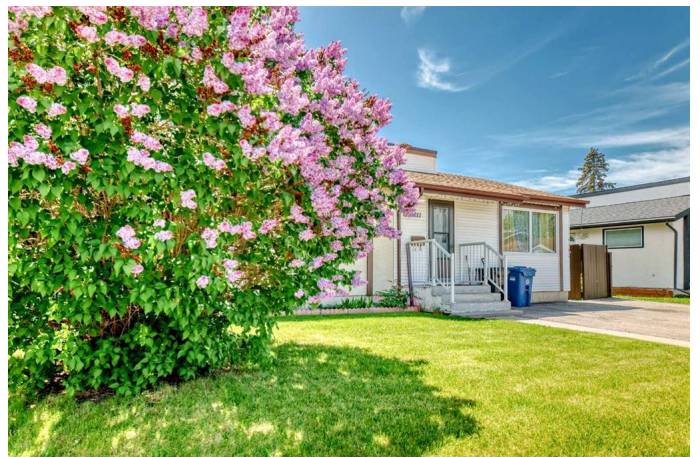
Ogden, Calgary, Alberta

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
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Days on Market	38
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Capital Realty
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