

# \$549,000 - 1631 76 Avenue Se, Calgary

MLS® #A2215412

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.12 Acres

Ogden, Calgary, Alberta

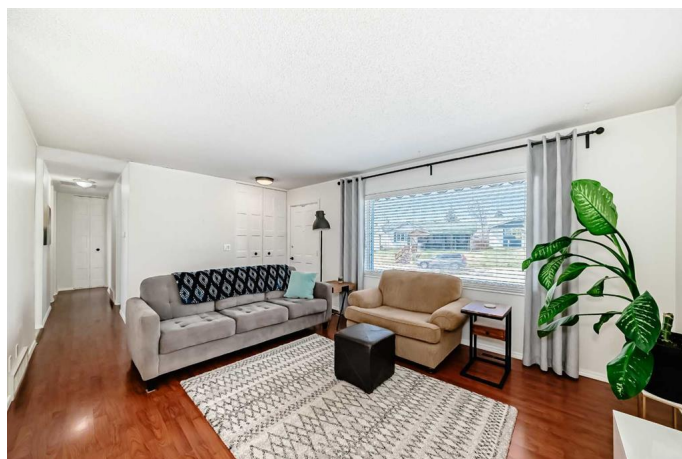
Welcome to this bright, beautifully maintained, move-in ready bungalow, tucked away on a quiet crescent. This well-kept 3+2 bedroom, 2.5 bathroom home is flooded with natural light and offers a sunny, private backyard that backs onto peaceful green space—complete with a brand-new children's playground. You'll love the easy access to scenic bike trails and the natural beauty of nearby Carburn Park. An oversized single garage keeps your vehicle sheltered and snow-free during the winter months. Recent updates include; washer, dryer, humidifier, hot water tank, light fixtures, and new fence boards. Enjoy maintenance free decking and energy-efficient vinyl windows. The home features a functional A/C system, with potential for modernization. A separate entrance to the basement offers excellent potential.

This home is the perfect blend of comfort, convenience, and location. Book your private showing with your favourite REALTOR® today!

Built in 1975

## Essential Information

MLS® #	A2215412
Price	\$549,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1631 76 Avenue Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1P6

### Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	34
Zoning	R-CG

**Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.