

# \$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	37
Zoning	R-CG

**Listing Details**

Listing Office	2% Realty
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