

**2103 72 Avenue SE**  
**Calgary, Alberta**

**MLS # A2245145**

# \$479,900



<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Car Port

4 Bedrooms | 2 Bathrooms | Green Space | Finished Basement | Separate Entrance. Beautifully updated home in quiet Ogden community. Discover this inviting 4-bedroom, 2-bathroom gem nestled on a spacious lot with open green space right out front. Step inside to find a bright and functional layout, including a finished basement illegal suite with a separate entrance and second kitchen. Enjoy the peace and privacy of a quiet neighborhood while being just minutes from schools, parks, shopping, and transit. Don't miss your chance to own this versatile and well-located home—book your showing today!