

**#A, 2737 78 Avenue SE  
Calgary, Alberta**

**MLS # A2280286**



# \$299,900

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	544 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Level		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** N/A

Outstanding value in southeast Calgary. This refreshed 2-bedroom townhouse offers over 1,057 sq ft of well-designed living space with key exterior updates completed, including newer shingles (approx. 2018), vinyl windows (approx. 2013), and new vinyl siding (2022). Inside, the home has been updated with laminate flooring, fresh paint, modern light fixtures, updated trim, and new switches and plugs, creating a bright, move-in-ready interior. The open main floor features a bright living living area, convenient half bath, in-suite laundry, and access to a large deck &mdash; ideal for morning coffee, BBQs, or outdoor dining. The lower level offers two generously sized bedrooms, including an oversized primary, plus a full bathroom, under-stair storage, and a separate utility room. Enjoy the convenience of an assigned parking stall and a fenced shared yard. Ideally located with quick access to Glenmore, Deerfoot, and Barlow Trail, along with nearby shopping, schools, and transit. The future Green Line LRT station is just a short walk away &mdash; adding long-term value in the growing Ogden community. Move-in ready, affordable, and well-located &mdash; ideal for first-time buyers, downsizers, or investors with a tenant already in place.