

**2512 80 Avenue SE**  
**Calgary, Alberta**

**MLS # A2228456**



**\$519,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		
<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** See Remarks

**Inclusions:** N/A

| 4 BEDS | 2.5 BATHS | SINGLE ATTACHED GARAGE | BACKS ONTO GREENSPACE | Welcome to your new home in Ogden—this duplex backs onto quiet greenspace and offers a comfortable, functional layout perfect for everyday living. The bright main level is filled with natural light and features a spacious living room with a cozy fireplace, a designated dining area, and a well-appointed kitchen with stainless steel appliances and a convenient pantry for extra storage. The kitchen opens up to both the dining room and living area, creating a seamless flow for entertaining or relaxing with family. A 2-piece bathroom and access to the backyard through sliding glass doors complete the main floor. Upstairs, you’ll find three good-sized bedrooms, including a spacious primary with a walk-in closet and private 4-piece ensuite. Another full bathroom completes this level. The finished basement expands your living space with a large recreation room—ideal for movie nights, reading, or entertaining—as well as a fourth bedroom that’s great for guests, a home office, gym, or hobby room. With a single attached garage and a fenced-in backyard that opens directly onto peaceful greenspace, this home checks all the boxes. Conveniently located close to schools, parks, shopping, transit, and more. Call your favourite agent to book a showing today!