

# \$519,900 - 2512 80 Avenue Se, Calgary

MLS® #A2228456

**\$519,900**

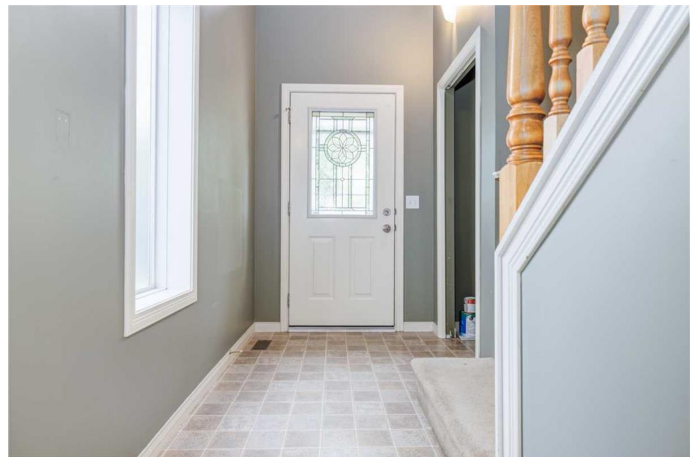
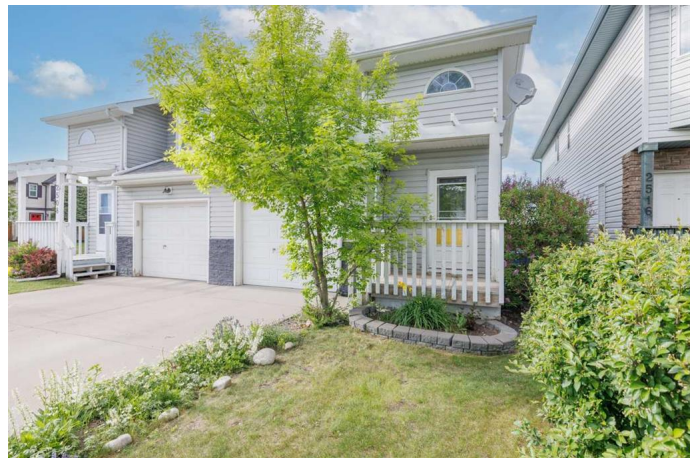
4 Bedroom, 3.00 Bathroom, 1,712 sqft

Residential on 0.06 Acres

Ogden, Calgary, Alberta

| 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!

Built in 2004



## Essential Information

MLS® #	A2228456
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,712
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2512 80 Avenue Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5A2

## Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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