

# \$595,000 - 1631 76 Avenue Se, Calgary

MLS® #A2215412

## \$595,000

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.

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          | \$595,000   |
| 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 | 1                |

Zoning                      R-CG

**Listing Details**

Listing Office              2% Realty

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