

# \$575,000 - 2524 80 Avenue Se, Calgary

MLS® #A2262946

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,385 sqft  
Residential on 0.06 Acres

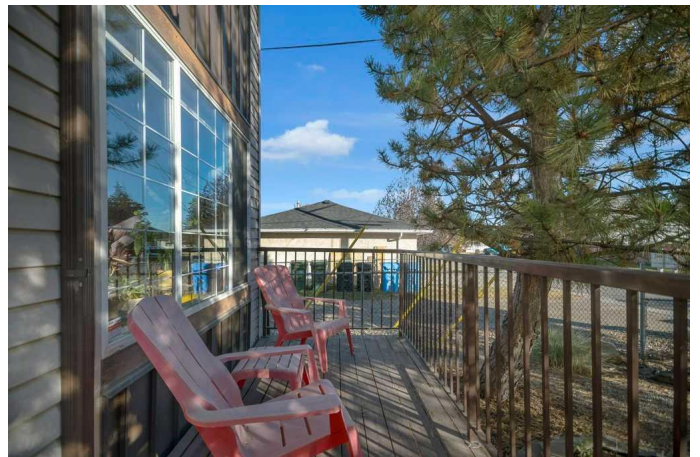
Ogden, Calgary, Alberta

**\*\*OPEN HOUSE : SATURDAY, OCTOBER 18  
from 2pm-3:30pm \*\***

Welcome to 2524 80 Avenue SE, a beautifully maintained and move-in ready two-storey home nestled in the heart of the vibrant and family-friendly community of Ogden. Built in 2004, this inviting property offers over 2,000 sq.ft. of thoughtfully designed living space, perfect for families, first-time buyers, or anyone looking to settle into a welcoming, up-and-coming SE neighborhood.

Step inside to discover a bright and open main floor, where natural light pours in through large windows. The cozy living room features a corner gas fireplace—ideal for curling up on chilly evenings—while the spacious dining area is perfect for family meals and entertaining guests. The modern kitchen is both functional and stylish, boasting granite countertops, a convenient breakfast bar, ample cabinet storage, and generous prep space for all your culinary adventures. Upstairs, you'll find two spacious bedrooms, a full bath, and convenient upper-floor laundry—no more hauling laundry up and down the stairs! The primary suite is a true retreat, complete with a walk-in closet and a private 4-piece ensuite.

The fully finished basement adds incredible value and flexibility, featuring a large rec room, an additional bedroom, and rough-in plumbing ready for a future bathroom—perfect for a home office, gym, teen hangout, or for guests



to have their own retreat.

Enjoy year-round comfort with central A/C, and make the most of Calgary’s sunny seasons with outdoor spaces that truly shine: a sun-soaked south-facing front porch, a rear deck ideal for BBQs with stunning city views, and a fully fenced backyard that’s great for kids and pets alike.

The double attached garage is a major bonus, offering secure parking and extra storage—especially appreciated in the winter months. New shingles installed in 2024 and many renos over the past 10 years.

Located on a quiet street, you're just steps away from parks, schools, playgrounds, local shops, and easy access to major roads. Plus, you're well-positioned to benefit from the upcoming Green Line LRT expansion, making this a smart investment in Calgary’s future.

Don’t miss your chance to own a lovely home in one of Calgary’s most promising communities—Ogden is on the rise, and this is your opportunity to get in while you can!

Built in 2004

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262946    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,385       |
| Acres          | 0.06        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2524 80 Avenue Se |
| Subdivision | Ogden             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 0Z3           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                     |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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