2308 72 Avenue SE

Calgary | Active | MLS® A2359004

$529,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1958**	**912.83 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome home to Ogden! This move-in ready property perfectly blends cool modern charm with cozy warmth, offering an ideal opportunity for a FIRST TIME BUYER, FAMILY, INVESTOR, or developer. Situated in an incredible location with stunning park views, the home features a 50x120 foot RC-2 zoned lot, an oversized double garage, a concrete parking pad, and a convenient side entrance leading to the basement. The home has seen numerous modern upgrades while still offering plenty of potential to add your personal touches. Notable improvements include: ROOF (2022) Front deck and railing (2022) Flooring updates ELECTRIC PANEL (2017) and more. Inside, step into a bright and spacious family room where a front bay window pours in natural light and captures views of the park-the perfect spot for your cat to relax or for little ones to read their first books. The inspiring kitchen area provides a great place to chill, complemented by a closet off the dining room that functions wonderfully as a pantry. The main upper level includes two bedrooms, highlighted by
a large primary bedroom with convenient sliding door access to the deck, along with abundant storage throughout. Head downstairs to the NEWLY RENOVATED BASEMENT, complete with its own side entrance. This cool and functional layout features custom shelving, a cozy fireplace, a large 3rd bedroom, a full bathroom, and additional storage space. Outdoors, soak up the warm southern sun from the front deck while enjoying the park views, or unwind and sip your morning coffee under the covered back patio. Book a tour today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359004
Bedrooms	3
Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	912.83 sq. ft.
Main Level Finished Area:	886.8 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1958 (Age: 68)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4465HB
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Parking Pad, RV Access/Parking
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Ogden
Appliances:	Dryer, Electric Oven, Garage Control(s), Refrigerator, Washer, Window Coverings, Dishwasher
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16'11" × 10'7" ·
Main Floor	Dining Room · 9'7" × 8'7" ·
Main Floor	Kitchen · 12'5" × 12'3" ·
Main Floor	Bedroom - Primary · 13' × 9'4" ·
Main Floor	Bedroom · 11' × 9'1" ·
Basement	Bedroom · 10'10" × 10'9" ·
Basement	Game Room · 18'3" × 16'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Smoking Home, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch

Lot Features:	Back Lane, Interior Lot, Level, Low Maintenance Landscape, Other, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C2
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2308-72-avenue-se-calgary-a2359004/

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