

\$499,900 - 1819 76 Avenue Se, Calgary

MLS® #A2244597

\$499,900

4 Bedroom, 1.00 Bathroom, 978 sqft

Residential on 0.13 Acres

Ogden, Calgary, Alberta

A Diamond in the Rough â€” Could Use TLC!
Corner Lot Bungalow Backing onto Park â€”
Handymanâ€™s Dream Garage in Ogden.
Unlock the potential of this charming,
cottage-style bungalow nestled on a sunny
corner lot with direct park access. Offering 978
sq ft on the main level, plus a fully finished 813
sq ft basement, this home is brimming with
character thanks to its classic stucco and
stone exterior and lush landscaping, including
mature trees and shrubs for added privacy.

The home features updated windows for
improved efficiency and has been lovingly
maintained by its original owner. Inside, you'll
find a spacious kitchen and dining
areaâ€”perfect for family meals and
gatheringsâ€”along with three comfortable
bedrooms and a full four-piece bath.

The finished basement extends your living
space with a fourth bedroom, a cozy family
room featuring a wood-burning fireplace, a flex
room, laundry area, and ample storage. Enjoy
the outdoors with a private patio and an
oversized double garage topped with a
deckâ€”a unique feature that adds even more
versatility.

All of this is located in a highly walkable area:
steps from parks, schools, tennis courts, an
outdoor pool, skating rink, Shoppers Drug
Mart, FreshCo, Dollarama, a bank, medical
clinic, restaurants, and more. Commuters will



appreciate the quick access to Glenmore and Deerfoot Trail. Plus, the scenic Bow River Pathway is nearbyâ€”ideal for morning jogs, evening strolls, or weekend bike rides.

This home is perfect for those looking to renovate, customize, and build equityâ€”a rare opportunity in a convenient, family-friendly community. Vacant and ready for immediate possession.

Built in 1975

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2244597 |
| Price | \$499,900 |
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 978 |
| Acres | 0.13 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1819 76 Avenue Se |
| Subdivision | Ogden |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2C 1P6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Oversized, Garage Faces Rear |
| # of Garages | 2 |

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|----------|-----|
| Has Pool | Yes |
|----------|-----|

Interior

| | |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

| | |
|------------|---|
| Appliances | Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
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|---------|------------|
| Heating | Forced Air |
|---------|------------|

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|---------|------|
| Cooling | None |
|---------|------|

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|-----------|-----|
| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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| Fireplaces | Wood Burning |
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| Has Basement | Yes |
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| Basement | Finished, Full |
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Exterior

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| Exterior Features | Other |
|-------------------|-------|

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|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Corner Lot, Rectangular Lot |
|-----------------|---|

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|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

| | |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
|--------------|---------------------------|

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|------------|-----------------|
| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | August 13th, 2025 |
|-------------|-------------------|

| | |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

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|--------|------|
| Zoning | R-CG |
|--------|------|

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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