

# \$619,900 - 89 Lynnwood Drive Se, Calgary

MLS® #A2209792

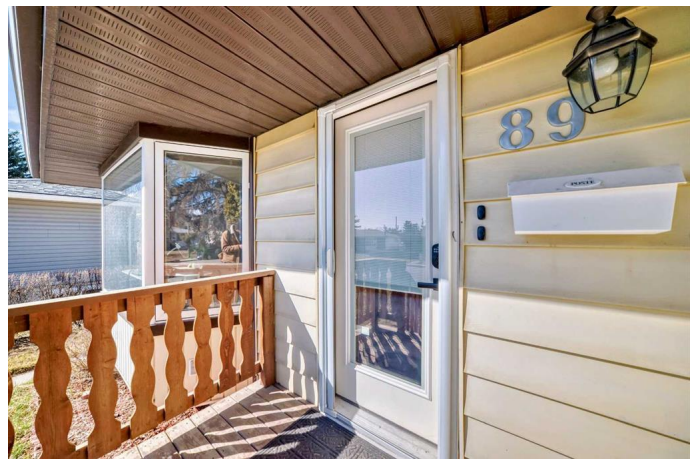
**\$619,900**

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.16 Acres

Ogden, Calgary, Alberta

Incredible lot and location fixed in the heart of Lynnwood. This recently renovated bungalow has everything a savvy investor is looking for in this market. The main floor has a like new kitchen with re done kitchen cabinets, newer countertops and SS appliances. There is a full sized washer/dryer in the corner closet of the kitchen. The living room is large & bright and has a cozy wood burning fireplace~perfect for cooler winter evenings. Off the living room is a good sized dining room (could be used as a den/home office as well). There are new vinyl planking floors throughout the main. The primary bedroom is a good size and has a walkin closet. The 2nd bedroom is large & bright. These bedrooms share a full 4 piece main bathroom. The basement has its own seperate entrance (from the backyard). It leads to a newer illegal basement suite (The basement suite would be subject to approval and permitting by the city/municipality of Calgary.) The basement has a newer kitchen with gleaming white kitchen cabinets & white countertops. The stove space is roughed in as is the wiring but the seller didnt complete due to it wasnt needed by the tenant. Off the kitchen there is a large wide open living area, a 3 piece bathroom and two large bedrooms. You will find the stacker washer/dryer for the suite in the utility room as well as a newer high efficient furnace & hot water tank. The newer electrical panel is in the storage just under the stairs. Off the back you find a massive covered deck~ an incredible feature for warm night get



togethers! The west facing backyard is warm, private and quiet. The double detached garage is oversized and has loads of room to store your cars and tools! The garage door is newer as well. Dont miss the second electrical panel behind the mandoor in the Garage. On the North side is a long paved driveway that leads to a gate into the backyard perfect for parking your guests and or tenants. Great large lot in a fantastic area.

Built in 1956

### Essential Information

MLS® #	A2209792
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	89 Lynnwood Drive Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0S5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Paved
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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