

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

MLS® #A2209792

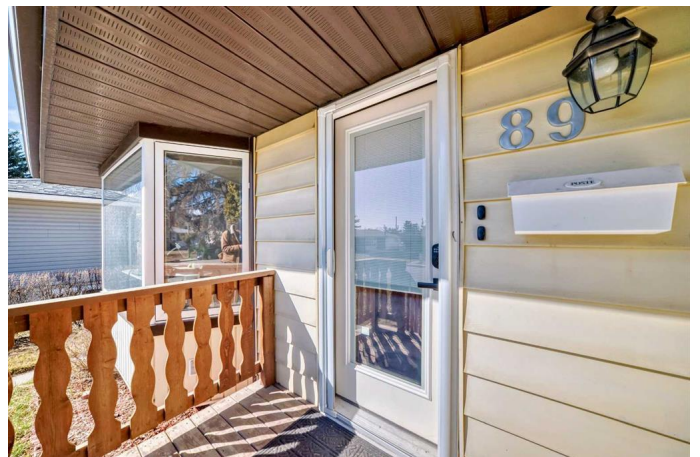
\$619,900

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



together! 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. 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 | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.