



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**228 Lynnwood Drive SE**  
**Calgary, Alberta**

**MLS # A2246331**



**\$624,900**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ogden                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | Bungalow                                                             |               |                   |
| <b>Size:</b>     | 975 sq.ft.                                                           | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 4                                                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached                                  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Level, Rectangular Lot |               |                   |

|                    |                                                                      |                   |      |
|--------------------|----------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters |                   |      |

**Inclusions:** Basement Fridge, electric range, range hood, dishwasher.

Welcome to this beautifully updated and meticulously maintained 975 sq ft bungalow, ideally located on a spacious 6,560 sq.ft 60x110 R-CG lot in the desirable community of Lynnwood. This home is perfect for FAMILIES, INVESTORS, or anyone looking for a move-in-ready property with future DEVELOPMENT POTENTIAL. The main floor features a bright, OPEN LAYOUT with modern finishes throughout, including updated LUXURY VINYL PLANK flooring, newer STAINLESS STEEL Appliances and a GORGEOUS KITCHEN. There are two generously sized bedrooms and a renovated 4-piece bathroom, offering comfort and functionality. The fully finished basement includes an illegal SUITE with two additional bedrooms, a 3-piece bathroom, a FULL KITCHEN and a cozy living area—ideal for extended family or rental income. Outside, enjoy a single detached garage, an additional rear parking pad, and a huge backyard with tons of possibilities under R-CG zoning, including potential for future redevelopment (subject to city approval). Other upgrades include: Newer ROOF, Newer WINDOWS throughout, PLUMBING and ELECTRICAL Upgrades in the basement, UPDATED Kitchen and Bathrooms, and a new water softener! The backyard is your own private oasis, featuring tons of space and a GREENHOUSE for garden lovers! Located close to PARKS, a community POOL, pathways, the BOW RIVER, shopping, and quick access to major routes and downtown, this home offers incredible value in a thriving community.