



GRASSROOTS
REALTY GROUP

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

424 Lynnaver Way SE
Calgary, Alberta

MLS # A2255022



\$385,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Any and all as-is where is on possession date

A true opportunity to make this in-progress renovation your own. As you may see by the graphics and photos, this is NOT completed and the is property is being sold as is where is. Please engage a real estate professional for guidance on thus unique opportunity. A tastefully though out plan for open concept living room and kitchen with a large primary bedroom, with ensuite, and a second bedroom or flex. Located on a massive lot backing to a liner park and only steps away from the most beautiful views of the river and downtown. Take the project and complete this as you wish