



GRASSROOTS
REALTY GROUP

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319 Lynnvew Way SE
Calgary, Alberta

MLS # A2261262



\$620,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,083 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: 2 sets of major appliances: 2 fridges, 2 dishwashers, 2 ranges, 2 otr-microwaves, 2 washing machines, 2 dryers.

This beautifully updated bungalow in the heart of Ogden offers 1,083 sqft of bright, modern living space and exceptional versatility — perfect for families, investors, or anyone looking for a move-in-ready home. Step inside to find luxury vinyl plank flooring (installed in 2023), a fresh, contemporary design, and a spacious main floor featuring a welcoming living room, a stylish kitchen with quality stainless steel appliances, and three comfortable bedrooms. A full 3-piece bathroom and in-suite laundry complete the upper level. The fully developed basement offers 964.85 SF of incredible flexibility, featuring two bedrooms, a second kitchen with stainless steel appliances, a generous recreation area, a 3-piece bathroom, and its own washer & dryer. Outside, you’ll love the expansive south-facing backyard, ideal for relaxing or entertaining, and the large front driveway with room for two or more vehicles. The home is topped with a newer roof, surrounded by a mature, picturesque tree that adds charm and curb appeal. Located in a family-friendly community, this property is close to schools, parks, shopping, and major routes — offering easy access to downtown and beyond. Move-in ready, income-ready, and freshly renovated — this Ogden gem checks every box.