



GRASSROOTS
REALTY GROUP

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228 Lynnwood Drive SE
Calgary, Alberta

MLS # A2261641



\$614,900

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

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

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.