



GRASSROOTS
REALTY GROUP

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2111 69 Avenue SE
Calgary, Alberta

MLS # A2262393



\$599,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Tankless Hot Water		

Inclusions: none

Welcome to this spacious bi-level home in the heart of Lynnwood, a community loved for its central location, mature trees, and unbeatable convenience. This property sits on a large corner lot, offering incredible potential whether you're looking to redevelop, invest, or move right in. Inside on the main floor, you'll find a very spacious living room and dining room connecting to the functional kitchen. Two very large bedrooms and a full washroom complete this level. Downstairs you will find two additional large bedrooms and another full washroom. The rec room is perfect for hosting or a cozy movie night. Step outside to enjoy your fully fenced yard with a large deck, perfect for relaxing or entertaining. Car enthusiasts will love the double detached garage, covered carport, and air compressor setup. Modern updates include a newer roof, central A/C, and a tankless hot water system for year-round comfort and efficiency. Located directly across from a school and the community association, this home offers everyday convenience with parks, playgrounds, and pathways just steps away. You're also minutes from major routes, only 15 minutes to downtown, 10 minutes to Chinook Centre, and with quick access to Glenmore, Deerfoot, and Stoney Trail. The Bow River pathways, shopping, and local amenities are all nearby, making this one of Calgary's most connected and livable neighborhoods. Don't miss your chance to own this versatile property in one of Calgary's most established and central communities.