



GRASSROOTS
REALTY GROUP

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98 Lynnwood Drive SE
Calgary, Alberta

MLS # A2262722



\$515,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	905 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Storage		

Inclusions: Fridge in basement

Welcome to this charming bungalow in the heart of Ogden, offering nearly 1,700 sq. ft. of total developed living space on a massive lot. This home blends classic comfort with functionality, featuring bright living spaces, hardwood flooring, and a great yard with endless possibilities for outdoor enjoyment. Step inside to discover a spacious open-concept living and dining area, where large windows—including a sunny bay window in the living room—fill the space with natural light. The flow between the main living spaces makes it easy to entertain family and friends. The dining room is conveniently connected to a huge pantry, offering ample storage for all your kitchen essentials. The kitchen provides plenty of counter and cabinet space, ideal for home cooks and bakers alike. With white appliances, including a wall oven and smooth-top cooktop, the space feels bright and functional, ready for everyday living or weekend meal prep. On the main level, you'll find two generous bedrooms and a 3-piece bathroom complete with a walk-in shower. The layout is efficient yet comfortable, with good-sized rooms and thoughtful updates that maintain the home's character while allowing for modern living. The lower level is partially finished, offering a third bedroom and a 4-piece bathroom—perfect for guests, older children, or extended family. The remaining space provides endless potential for a large recreation area, home gym, craft space, or additional storage—whatever suits your lifestyle. Outside is where this property truly shines. The lot is bordered by two roads instead of a back alley, offering easy access and plenty of parking behind the home, plus open views with no houses directly behind—just the park. The extra-long lot provides an incredible amount of space for outdoor activities and future possibilities. Enjoy

evenings on the patio, relax around the fire pit, or make use of the storage shed for your gardening tools and gear. There's RV parking beside the single detached garage, giving you room for all your toys and vehicles with ease. Adding even more value, this property is zoned R2, presenting an excellent future development opportunity for those looking to build or invest in Ogden's evolving community. Located in a quiet, established area, this home is close to everything you need. Schools are within walking distance, and it's just a short drive down Glenmore Trail to Heritage Meadows, Quarry Park, and a variety of shopping, restaurants, and amenities. With quick access to major routes and plenty of nearby green spaces, this home combines convenience, charm, and opportunity in one inviting package. Move-in ready and full of potential, this home is waiting for its next chapter—come see the space, the light, and the opportunity waiting for you in Ogden.