



**GRASSROOTS**  
REALTY GROUP

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**228 Lynnwood Drive SE**  
**Calgary, Alberta**

**MLS # A2278138**



**\$614,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters		

**Inclusions:** Basement Fridge, Basement range, basement hoodfan, basement dishwasher.

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.