



**228 Lynnwood Drive SE
Calgary, Alberta**

MLS # A2278138



\$614,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1956 (70 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	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters		

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