



21, 1919 69 Avenue SE  
Calgary, Alberta

MLS # A2288462



**\$420,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Open Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier		

**Inclusions:** Shoe Cabinet (front door), Wall Clock (main floor), Rods & Curtains, LED Lights in Basement Bedroom

Welcome to this beautifully updated home, offering peace of mind, modern style, and an exceptional location. Situated on a sunny south east facing corner lot, the property features new exterior work completed in 2025, with landscaping planned for spring to further enhance curb appeal. Inside, the home showcases a thoughtfully renovated layout with vinyl plank flooring throughout and carpeted bedrooms for added comfort. The modern kitchen impresses with quartz countertops and stainless steel appliances, flowing seamlessly into the living space and ideal for both everyday living and entertaining. With 4 bedrooms and 2 bathrooms, the layout offers flexibility for families, guests, or a home office. Major mechanicals have been well maintained, with the furnace and hot water tank serviced in 2026, providing added peace of mind. Located in the heart of the city, Lynnwood Estate offers excellent access to everyday amenities. The community is close to public and Catholic schools, churches, parks, and recreational facilities. Residents enjoy nearby bus routes, a football field, an arena with an outdoor swimming pool, supermarkets, medical clinics, daycare centres, and a physiotherapy centre, making it a convenient and family friendly neighbourhood. A rare combination of updates, location, and long term value. This is a home you will not want to miss.