



**308 Lynnaver Way SE
Calgary, Alberta**

MLS # A2302786



\$549,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,454 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Wet Bar		

Inclusions: na

Welcome to 308 Lynnaver Way SE, a meticulously maintained, turnkey home located on a prime corner lot in the established community of Ogden. Offering approximately 1,450 sq. ft. above grade and 1000sf down in the basement. This very clean home showcases true pride of ownership inside and out. The main level features a bright and inviting layout with hardwood flooring, large windows, a cozy fireplace, a second family room on the main floor, and a massive sunroom—perfect for relaxing or entertaining year-round as well as south facing back yard. The home has been thoughtfully updated with a newer appliance package, new windows, and numerous mechanical upgrades including a newer roof, furnace, and hot water tank, providing peace of mind for years to come. Enjoy year-round comfort with central air conditioning and added convenience with a water softener, underground sprinkler system, and new LeafFilter gutter protection for low-maintenance living. Situated just steps from the ridge and Bow River pathway system, this home offers a prime location with scenic views overlooking the Bow River and easy access to walking and biking trails. Close to schools, shopping, and parks, this location offers both convenience and lifestyle. Complete with a double detached garage and excellent curb appeal, this move-in ready property is ideal for families, first-time buyers, or investors. Exceptional location, extensive upgrades, and true turnkey condition—this is one you don't want to miss!