



**13, 1845 Lysander Crescent SE  
Calgary, Alberta**

**MLS # A2303487**



**\$325,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

**Heating:** Floor Furnace, Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 390

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Zoning:** M-C1 d75

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, Separate Entrance

**Inclusions:** Shed, 2 White built-in storage beds in primary bedroom & 1 additional bedroom

Welcome to this updated 3 bedroom, 1.5 bathroom townhouse in the hidden gem community of Ogden. This move-in ready home features a spacious layout with a large primary bedroom, two additional bedrooms, and both a full and half bathroom. The updated kitchen includes stainless steel appliances; other updates include windows, furnace, and hot water tank giving added peace of mind. The unfinished basement with rough in plumbing offers excellent potential for future development. Enjoy your own private yard, with scenic walking paths and an off-leash area just steps away. Conveniently located near schools, shopping, and everyday amenities, this home offers both comfort and practicality. Condo fees include water, sewer, and snow removal (plus more!) adding extra value. With future C-Train access planned and easy connectivity to major routes, this is a great opportunity for first-time buyers or investors looking to enter an evolving neighbourhood with strong long-term potential.