



**GRASSROOTS**  
REALTY GROUP

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**35 Lynnwood Drive SE**  
**Calgary, Alberta**

**MLS # A2213123**



**\$495,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Heated Garage, Off Street, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Level, Paved		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood, Laminate, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	SR; R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** N/A

Charming Corner-Lot Bungalow &mdash; Just \$495,000! Discover unbeatable value in this 3-bedroom bungalow on a spacious 5,866 sq. ft. pie-shaped corner lot in the heart of family-friendly Lynnwood. With an amazing price of just \$495,000, this is your chance to own a detached home with room to grow! Step inside and enjoy the benefits of newly upgraded metal-clad vinyl windows that bring in loads of natural light. The new roof (2019), upgraded high-efficiency furnace, and Energy Star hot water tank offer peace of mind and efficiency all year round. This home comes equipped with Double-Door Bosch Refrigerator, Electric Stove, Large Capacity Dryer, and Energy Star Whirlpool Washer &mdash; ready for busy family life or hosting friends. Out back you'll find a fenced backyard perfect for kids and dogs, a concrete deck/patio - a great space for outdoor entertaining, plus a insulated & heated double detached garage with paved rear lane access &mdash; ideal for extra storage or a workshop. Location is everything, and this home delivers: - Just steps to Millican-Ogden Outdoor Public Pool, Jack Setters Arena, and George Moss Park. - Walking distance to 4 schools, including Calgary Public Schools Banting and Best, and Sherwood Middle/Junior High School, St. Bernadette Catholic School; and less than 1 km to Almadina Language Charter Academy. - Minutes to shopping, transit, and major routes (4 Minutes to Glenmore Trail, and just 6 minutes to Deerfoot). This home has almost all the big-ticket upgrades (just the kitchen is left to be done), sits on a premium lot, and is surrounded by unbeatable amenities. Whether you're a first-time buyer, handyman, young family, or smart investor &mdash; this is one home you need to see in person. Call your favourite Realtor&reg; and book your showing today before it's gone!

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