

35 Lynnwood Drive SE
Calgary, Alberta

MLS # A2213123



\$485,000

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

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

Inclusions: N/A

Charming Corner-Lot Bungalow — 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 — 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 — 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 — this is one home you need to see in person. Call your favourite Realtor® and book your showing today before it's gone!