



GRASSROOTS
REALTY GROUP

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44 Lynndale Road SE
Calgary, Alberta

MLS # A2340707



\$589,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Double Garage Detached, Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Laminate Counters, Soaking Tub		

Inclusions: second stove, second dishwasher

Attention investors and home buyers! This rare 5-BR, 2-BA, pie-shaped property, zoned R-C2, offers exceptional flexibility as your home, as an investment and for future development. The home features a 3-BR main level and a self-contained 2-BR illegal suite. Rent separately or use them together as a 5-BR home. The home is currently generating good income, with tenants potentially interested in staying. The home offers a great combination of gathering and private spaces and places for entertaining. Enjoy a huge, fully fenced private yard with beautiful cedar fencing, a double detached garage, shed, and a separate pad to park additional vehicles or build an additional garage/shop. Recent upgrades include new furnace, new kitchen and bathroom in lower suite, egress windows in lower suite, separate washers/dryers, new garage and shed shingles, and new eavestroughs on the house and garage. Ideally located in the up-and-coming community of Ogden, with its schools, pool, ice rink, parks, future Green Line LRT station and Bow River bike trails: this community has a quiet charm you will quickly fall in love with. Easy access to major thoroughfares and major shopping areas makes getting to where you want to go a breeze. Whether for investment or to live in, this home offers great flexibility for now and for the future. Come take a look and we think you will agree — this one should be on your short list. Seller is licensed Realtor in Province of Alberta.