



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

227 Lynnwood Drive SE
Calgary, Alberta

MLS # A2340954



\$549,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Block, Combination, Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: Rain Barrel, shed and wine rack

OPPORTUNITY KNOCKS!!!! This outstanding opportunity sits on a fabulous 60' x 110' corner lot, backing onto the ridge and adjacent park space. With its generous lot size, the property offers exciting future redevelopment potential while providing a fantastic setting to enjoy today. The home is charming, updated and move-in ready. There are 2 spacious bedrooms and large windows throughout that fill the home with natural light. The living room features a bayed window, as does the primary bedroom. The updated kitchen includes quartz countertops, a full appliance package, plenty of cupboard and counter space plus a bright and cheerful dining area with built-in bench seating and extra storage. A fully renovated spacious 4-piece bathroom and separate laundry room complete the living space. There is a partial basement, ideal for additional storage but not suitable for development. A fully fenced south rear yard offers oodles of space and privacy - ideal for relaxing or entertaining guests and family. There is both a deck and patio for outdoor seating, and plenty of room for gardening for those with a green thumb. A carport provides convenient covered parking for two vehicles. A great property to enjoy today, hold for the future, or explore the redevelopment possibilities of this prime lot.