

\$624,900 - 1828 Lysander Crescent Se, Calgary

MLS® #A2171321

\$624,900

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.10 Acres

Ogden, Calgary, Alberta

This well-maintained bungalow presents a fantastic opportunity for investors, offering a combination of solid updates and income potential. The main floor features a spacious living room with a large picture window, seamlessly flowing into the dining area. The kitchen is bright and functional, with a window above the sink overlooking the landscaped backyard.

The main floor includes three bedrooms, with the primary bedroom with a 2-piece ensuite. Downstairs, the one-bedroom illegal suite offers excellent potential for rental income. The bedroom in the basement has a legal (egress window). As well, there has been extra sound proofing down between the levels to ensure adequate sound dampening between levels. With newer windows, newer shingles, and a newer fence, this property has been meticulously cared for and is ready for your next investment or is move in ready for you! Additional features include an insulated and heated double detached garage, perfect for added value. This home has been well-maintained as a no-animal, no-smoking property, ensuring a clean and appealing environment for everyone.

Situated in a highly accessible location, close to shopping, transit, and major highways, this property is perfect for attracting renters. Just a short walk away is a beautiful park offering stunning cityscape views to enjoy or a short walk to shops this location is so convenient for all!



Built in 1974

Essential Information

MLS® #	A2171321
Price	\$624,900
Sold Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1828 Lysander Crescent Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1M3

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Front Drive, Insulated, Workshop in Garage

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	October 21st, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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