

\$549,000 - 203 Lynnaver Place Se, Calgary

MLS® #A2172495

\$549,000

4 Bedroom, 2.00 Bathroom, 1,186 sqft
Residential on 0.12 Acres

Ogden, Calgary, Alberta

Welcome to this delightful bungalow nestled on the corner of a quiet street in the desirable community of Lynnwood. This home boasts an abundance of natural light, thanks to its large new windows throughout that enhance the inviting atmosphere. As you enter, you are greeted by a spacious living room that seamlessly connects to a dining area, perfect for entertaining family and friends. The well-appointed kitchen features ample counter and cupboard space, providing both functionality and charm, while offering a lovely view of your private backyard. This bungalow offers three generously sized bedrooms on the main level, including a primary complete with a convenient 2-piece ensuite. An additional 4-piece bathroom on this level ensures comfort and accessibility for all. Venture downstairs and feel like you have entered another era where you will discover an expansive recreation room, ideal for relaxation and play. Check out the built-in train table that both the young and old will appreciate. There is even a wet bar and sauna down here. A fourth bedroom and the rustic bathroom extend the functionality and possibilities of this fabulous family home. There is full laundry laundry and even a workshop down here. The lower level works as is or is ready for you to transform it into your dream area. You will be kept comfortable in those hot summer months with central air conditioning and please note also the home has a newer roof. Step outside to your fully fenced backyard, a beautiful retreat



featuring a patio and plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. The in-ground irrigation will keep your garden looking spectacular. Hobbyists will love the workshop this yard features and if that's not your thing, this is a great space to store all your gardening and outdoorsy things! A parking pad provides ample space for you and your guests. You are just steps away from the ridge pathway and a playground is at the end of the cul-de-sac. Located in a vibrant community, this home is surrounded by a wealth of amenities, including schools, shopping, and recreational facilities, making it an ideal choice for families and individuals alike. Don't miss the opportunity to make this charming bungalow your new home!

Built in 1973

Essential Information

MLS® #	A2172495
Price	\$549,000
Sold Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,186
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	203 Lynnaver Place Se
Subdivision	Ogden

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1L5

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Vinyl Windows, No Smoking Home, Sauna, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Treed, Underground Sprinklers, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	December 6th, 2024
Days on Market	56
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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