

# \$485,000 - 35 Lynnwood Drive Se, Calgary

MLS® #A2213123

**\$485,000**

3 Bedroom, 1.00 Bathroom, 1,055 sqft

Residential on 0.13 Acres

Ogden, Calgary, Alberta

Charming Corner-Lot Bungalow â€” 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 â€” ready for busy family life or hosting friends.

Out back youâ€™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 â€” 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!

Built in 1956

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213123    |
| Price          | \$485,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,055       |
| Acres          | 0.13        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35 Lynnwood Drive Se |
| Subdivision | Ogden                |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 0S5 |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Detached, Heated Garage, Off Street, On Street |
| # of Garages   | 2                                                            |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Bookcases                                         |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer       |
| Heating           | Forced Air, Natural Gas, Central, High Efficiency |
| Cooling           | None                                              |
| Basement          | None                                              |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Storage                       |
| Lot Description   | Back Lane, Lawn, Level, Paved |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Stucco, Wood Frame  |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 12               |
| Zoning         | SR; R-CG         |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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