

# \$624,900 - 228 Lynnwood Drive Se, Calgary

MLS® #A2246331

**\$624,900**

4 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.15 Acres

Ogden, Calgary, Alberta

Welcome to this beautifully updated and meticulously maintained 975 sq ft bungalow, ideally located on a spacious 6,560 sq.ft 60x110 R-CG lot in the desirable community of Lynnwood. This home is perfect for FAMILIES, INVESTORS, or anyone looking for a move-in-ready property with future DEVELOPMENT POTENTIAL. The main floor features a bright, OPEN LAYOUT with modern finishes throughout, including updated LUXURY VINYL PLANK flooring, newer STAINLESS STEEL Appliances and a GORGEOUS KITCHEN. There are two generously sized bedrooms and a renovated 4-piece bathroom, offering comfort and functionality. The fully finished basement includes an illegal SUITE with two additional bedrooms, a 3-piece bathroom, a FULL KITCHEN and a cozy living area—ideal for extended family or rental income. Outside, enjoy a single detached garage, an additional rear parking pad, and a huge backyard with tons of possibilities under R-CG zoning, including potential for future redevelopment (subject to city approval). Other upgrades include: Newer ROOF, Newer WINDOWS throughout, PLUMBING and ELECTRICAL Upgrades in the basement, UPDATED Kitchen and Bathrooms, and a new water softener! The backyard is your own private oasis, featuring tons of space and a GREENHOUSE for garden lovers!

Located close to PARKS, a community POOL, pathways, the BOW RIVER, shopping, and



quick access to major routes and downtown, this home offers incredible value in a thriving community.

Built in 1956

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246331    |
| Price          | \$624,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 975         |
| Acres          | 0.15        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 228 Lynnwood Drive Se |
| Subdivision | Ogden                 |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 0S9               |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters                 |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |

|              |                       |
|--------------|-----------------------|
| Has Basement | Yes                   |
| Basement     | Finished, Full, Suite |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 51               |
| Zoning         | R-CG             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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