

# \$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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