

228 Lynnwood Drive SE Calgary, AB T2C 0S9

Residential Incomplete

A1103475

DOM: 0

LP: \$459,000.00

OP: \$0.00

Banner: *Spectacular Newly Renovated Bungalow on a Massive Corner Lot!*



Class: Detached
County: Calgary
Type: House
Levels: One
Year Built: 1956
LINC#: [0018387621](#)
Arch Style: Bungalow
Possession: Negotiable
Lot Dim:
Front Length: 18.20M 59`9"
Legal Pln: 9017GU **Blk:** 4
City: Calgary
District: CAL Zone SE
Subdivision: Ogden
Ttl Beds: 4
F/H Bth: 2/0
LP/SF: \$472.22
Suite: Suite - Illegal
Lot Size: 6566 SqFt
Lot Depth: 59.90 M 196.53'
Lot: 21 **Condo:** No

Zoning: R-C2
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Airspace Restriction
Tax Amt/Yr: \$2,370.00/2020
Loc Imp Amt:
Front Exp: S

Public Remarks: Come and visit this spectacular Newly Renovated Bungalow situated on a massive corner lot in the community of Ogden. The owner of this home can take advantage of the close proximity to the city while residing in the comfort of their own private world! This impeccably fully renovated home shows incredible attention-to-detail and quality craftsmanship. Completely turnkey and move-in ready with New Roof, New Windows throughout, New SS Appliances, New Plumbing and Electrical Upgrades in the basement, New Kitchen and Bathrooms, a Fully Developed illegal basement Suite and so much more... This is the home you've been waiting for and the time is now. Stop looking for the best value money can buy because you just found it! Come see it today! Additional Information: new roof on house and garage (25 year), facelift on siding, yard clean up to include cut down on trees, edging of sod, removal of fences that were falling down, new back steps, new windows through out the house (up and down), appliances (fridge, stove, dishwasher, washer/dryer, hood range - up and down), rock composite flooring up and down that melds to concrete over time, paint (inside up and down), stucco painted, interior trim, new interior doors, new exterior doors and screen doors, new closet mirrored doors, cleaned gutters, new garden/flower box in the front yard, new paint of fences, gates, green house and pergola, new plumbing in the basement, new electrical upgrades for basement, cleaned furnace and blew out the vents, new tile work in the upstairs bathroom and kitchen back splashes, new light fixtures up and down, bathrooms (tub upstairs, toilet up and down, sink up and down, vanity up, faucets up and down), kitchen cabinets up and down, sinks up and down, faucets up and down, new exterior water tap in the back yard

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Blw Grade: 79	Mtr2	847	SqFt
Baths:	0	1	1	0	0	Bed Abv: 2	Total AG: 90	Mtr2	972	SqFt
EnSt Bth:	0	0	0	0	0	Rms Abv: 5				
Garage Dim:	21`4" x 13`4"									

Property Information

Basement: Finished, Full, Suite
Heating: Forced Air, Natural Gas
Construction: Metal Siding , Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Other
Roof Type: Asphalt Shingle
Parking: Oversized, Single Garage Detached **Total:** 2
Features: Open Floorplan
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Back Lane, Corner Lot
Appliances: Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Other Equip: None
Lndry Feat: In Basement, Laundry Room
Cooling: None
Fireplaces: 0
Flooring: See Remarks
Fencing: Fenced, None
Balcony: None

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).