

Listing Agent Full

[228 Lynnwood Drive SE Calgary, AB T2C 0S9](#)

Residential
Active [A1137077](#)



PD:		DOM: 0	LP: \$419,000.00
Class:	Detached	CDOM: 88	OP: \$419,000.00
County:	Calgary	City:	Calgary
Type:	House	District:	CAL Zone SE
Levels:	One	Subdivision:	Ogden
Year Built:	1956	Ttl Beds:	4
LINC#:	0018387621	F/H Bth:	2/0
Arch Style:	Bungalow	LP/SF:	\$431.07
Possession:	Immediate, Negotiable	Suite:	Suite - Illegal
Lot Dim:		Lot Size:	6566 SqFt
Front Length:	18.20M 59' 9"	Lot Depth:	59.90 M 196.53'
Legal Pln:	9017GU	Blk: 4	Lot: 21 Condo: No
Zoning:	R-C2	Tax Amt/Yr:	\$2,370.00/2020
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	Airspace Restriction		

Recent Change: **08/11/2021 : NEW**

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

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

Property Information

Basement:	Finished, Full, Suite	Lndry Feat:	In Basement, Laundry Room
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Metal Siding , Stucco, Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	See Remarks
Exterior Feat:	Other	Fencing:	Fenced, None
Roof Type:	Asphalt Shingle	Balcony:	None
Reports:	RMS Supplements		
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		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	15` 6" x 8` 8"	Dining	Main	12` 0" x 8` 0"
Living	Main	12` 0" x 12` 0"	Living	BSMT	19` 4" x 11` 6"
Frn/Util	BSMT	13` 6" x 7` 8"	Kitchen	BSMT	13` 0" x 10` 2"
Primary Bed	Main	20` 4" x 8` 6"	Bedrm	Main	14` 0" x 9` 10"
Bedrm	BSMT	10` 6" x 8` 10"	Bedrm	BSMT	14` 0" x 8` 0"
3pc Bathroom	BSMT	7` 0" x 5` 0"	4pc Bathroom	Main	7` 6" x 5` 0"

Agent & Office Information

List REALTOR®:	Mike Abou Daher team@mikeaboudaher.com	Phone:	587-333-6400
List Firm:	RE/MAX REALTY PROFESSIONALS	Phone:	403-259-4141
Firm Address:	#10, 6020 - 1A STREET S.W., CALGARY, T2H 0G3		
Appt:	ShowingTime App		
Showing Contact:	Mike Abou Daher 403-809-9386	List Date:	08/11/2021
Comm:	3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price	Expiry Dt:	11/10/2021
LB Type/Info:	Sentrilock/at front	With Dt:	

Property Marketing History

List ID: [A1137077](#)

Status: Active

DOM: 0

List Office: RE/MAX REALTY PROFESSIONALS

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Price	Activity	Pr History	Ch Type	When Chgd
\$419,000.00	New Listing	\$419,000	New Listing	08/11/2021

List ID: [A1103475](#)

Status: Terminated **DOM:** 88

List Office: RE/MAX REALTY PROFESSIONALS

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Price	Activity	Pr History	Ch Type	When Chgd
\$459,000.00	Terminated		A -> T	08/09/2021
\$459,000.00	New Listing	\$459,000	New Listing	05/13/2021

List ID: [A1066512](#)

Status: Sold

DOM: 12

List Office: ROYAL LEPAGE SOLUTIONS

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Price	Activity	Pr History	Ch Type	When Chgd
\$280,000.00	Sold	\$280,000	(\$280,000)	02/16/2021
\$280,000.00	Pending		A -> P	02/05/2021
\$280,000.00	New Listing	\$280,000	New Listing	02/04/2021

List ID: [C9720826](#)

Status: Sold

DOM: 16

List Office: C.I.R. REALTORS

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Price	Activity	Pr History	Ch Type	When Chgd
\$122,500.00	Sold	\$122,500	(\$122,500)	08/15/1997
\$122,500.00	Pending		A -> P	08/11/1997
\$122,500.00			Misc. Change	07/31/1997
\$122,500.00	New Listing	\$122,500	New Listing	07/30/1997