

# \$495,000 - 35 Lynnwood Drive Se, Calgary

MLS® #A2213123

**\$495,000**

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	\$495,000
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	Central, High Efficiency, Forced Air, Natural Gas
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	7
Zoning	SR; R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.