111 Lynnview Crescent SE

Calgary | Active | MLS® A2354886

$650,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1975**	**1,361 sq. ft.**

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Listed by Royal LePage Blue Sky

A closer look

This is a cared for and upgraded home in the community of Lynnview. All the fixer-upper work is complete, a true turn key move in.

Upon walking into the main floor, you can see the wide open floor plan with a large living room. This home has an extension added on to provide an expanded kitchen, large dining room and a side board for extra storage, and a space for a wine fridge. The expansion is unique, and makes it one of the more spacious and well laid out homes in the neighbourhood. Off of the extension there is a large deck, which expands the living space. The deck has gas fittings in a few key areas, the backyard is a delightful mix of perennials & wild flowers, raspberry bushes and enhanced outdoor lighting in the eaves. The 2 car garage has been insulated and drywalled to keep the heat in the winter, has it own electrical panel, new windows to have a cross breeze and even a plug for an RV vehicle. Back into the home, the upper level has a master bedroom, a full bathroom and a second bedroom (currently used as an office). The lower level has a bedroom, a second full bathroom and a well laid out laundry and storage room. The basement area is finished and can be used as a rec room / tv room. The utilities area in the basement provides further storage as needed.

Mere steps from Bow River, Beaver Dam Flats and many trails, you can easily feel you have escaped the city. With a drive to downtown in less than 20 minutes, and a quick walk to the planned Greenline station Lynnwood / Milican.

Since 2019, almost every aspect of the home has been tended to. The list (not exhaustive) is: Triple Pane Windows through out (except the office; 2021), new fire doors and new screen doors (2021), new garage door opener (2019), electrical panel in the garage and for the home (2020), full roofing (home in 2026, garage 2019), new furnace (2020), new hot water heater (2021), all appliances between 2019 to 2021; new flooring (2024), paved driveway (2025), new front patio and back deck (2022), foam insulation in basement crawl space under the extension (2020), air conditioner (2022), addressed issues with older plumbing and the extension (no water damage, just slow to drain, in 2023), new tree in front yard (2021), retiled lower bathroom & shower (2023), refreshed siding (2026), new eaves (2026), new fence in (2019), updated gas line to the home (2025).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354886
Bedrooms	3
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,361 sq. ft.
Acreage:	No
Lot Area:	5,295 sq. ft.
Lot Frontage:	52'11 7/8 "
Front Exposure:	West
Levels:	4 Level Split
Total Rooms Above Grade:	5
Year built:	1975 (Age: 51)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7510358
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room
City Quadrant:	Southeast
Community:	Ogden
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan
Inclusions:	wine fridge, garage fridge and garage freezer, patio umbrella, shelving in laundry room & furnace room, basement TV, BBQ
Restrictions:	None Known
Main Floor	Dining Room · 17'6" × 11'6" ·
Main Floor	Kitchen · 15'2" × 11'6" ·
Main Floor	Living Room · 23'5" × 21'11" ·
2nd Floor	Bedroom - Primary · 13' × 11'4" ·
2nd Floor	Bedroom · 12'11" × 10'4" ·
Lower Level	Bedroom · 14'10" × 9'8" ·
Lower Level	Game Room · 21'11" × 21'3" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Metal Counters, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Storage, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Yard, Few Trees, Landscaped, Lawn, No Back Lane, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/111-lynnview-crescent-se-calgary-a2354886/

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