1931 62 Avenue SE

Calgary | Active | MLS® A2352983

$599,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2024**	**1,524.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

MODERN LIVING MEETS INCOME POTENTIAL - 2024-BUILT CORNER TOWNHOUSE!

LIVE UPSTAIRS, EARN DOWNSTAIRS! Discover an exceptional opportunity to own this beautiful 2024-built corner-lot townhouse, offering the perfect combination of modern living, rental income, and excellent long-term investment potential! The spacious main residence features 3 BEDROOMS and a bright, generous living area, providing a comfortable and inviting space for everyday family living. Adding tremendous value is the 1 Bedroom plus den legal basement suite- currently TENANTED, offering immediate rental income potential to help offset mortgage payments.

LOCATION IS EVERYTHING! Conveniently situated approximately 9-11 minutes from downtown Calgary under favourable driving conditions, this property also benefits from nearby bus routes connecting to downtown and easy access to Glenmore Trail and Deerfoot Trail. Its proximity to the planned GREEN LINE LRT STATION adds another exciting dimension to its future accessibility and long-term appeal.

Families will appreciate the convenience of NEARBY PARKS, playgrounds, and established schools, including Banting and Best School, Sherwood School, and St. Bernadette School. Enjoy year-round recreation with Jack Setters Arena and Millican-Ogden Outdoor Pool just minutes away.

Whether you’re a first-time homebuyer looking to supplement your mortgage with rental income, a growing family seeking a newer home, or an investor looking for a property with excellent long-term potential, this townhouse offers an outstanding combination of LOCATION, CONVENIENCE, MODERN COMFORT, AND INCOME OPPORTUNITY!

ONE PROPERTY. TWO LIVING SPACES. A SMART INVESTMENT IN YOUR FUTURE!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352983
Bedrooms	4
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,524.3 sq. ft.
Main Level Finished Area:	733.53 sq. ft.
Below Grade Finished Area:	752.06 sq. ft.
Condo Fee:	$324.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	7
Year built:	2024 (Age: 2)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2410427
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Lynnwood Village
Community:	Ogden
Amenities:	Parking, Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	tv bracket
Restrictions:	Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 10'9" × 10' ·
Main Floor	Living Room · 16'10" × 9'1" ·
Main Floor	Dining Room · 13' × 10'9" ·

Main Floor	Kitchen · 11'9" × 10'4" ·
Upper Level	Bedroom - Primary · 13'10" × 12'1" ·
Upper Level	Bedroom · 11'2" × 10'6" ·
Upper Level	Bedroom · 11'5" × 9'9" ·
Basement	Living Room · 17'8" × 12'8" ·
Basement	Kitchen · 10'3" × 9'4" ·
Basement	Bedroom · 11'4" × 9'11" ·
Basement	Den · 9'11" × 8'5" ·
Basement	Furnace/Utility Room · 12'9" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Corner Lot, Few Trees
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1931-62-avenue-se-calgary-a2352983/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.