# 227 Lynnwood Drive SE

Calgary | Active | MLS® A2358202

**$499,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1958** | **1,103 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

OPPORTUNITY KNOCKS!!!! This outstanding opportunity sits on a fabulous 60’ x 110’ corner lot, backing onto the ridge and adjacent park space. With its generous lot size, the property offers exciting future redevelopment potential while providing a fantastic setting to enjoy today. The home is charming, updated and move-in ready. There are 2 spacious bedrooms and large windows throughout that fill the home with natural light. The living room features a bayed window, as does the primary bedroom. The updated kitchen includes quartz countertops, a full appliance package, plenty of cupboard and counter space plus a bright and cheerful dining area with built-in bench seating and extra storage. A fully renovated spacious 4-piece bathroom and separate laundry room complete the living space. There is a partial basement, ideal for additional storage but not suitable for development. A fully fenced south rear yard offers oodles of space and privacy - ideal for relaxing or entertaining guests and family. There is both a deck and patio for outdoor seating, and plenty of room for gardening for those with a green thumb. A carport provides convenient covered parking for two vehicles. A great property to enjoy today, hold for the future, or explore the redevelopment possibilities of this prime lot.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358202 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1958 |
| **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:** | Bungalow |
| **Total Living Area:** | 1,103 sq. ft. |
| **Main Level Finished Area:** | 1,103.06 sq. ft. |

| | |
|---|---|
| **Acreage:** | No |
| **Lot Area:** | 6,587 sq. ft. |
| **Lot Frontage:** | 60' |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1958 (Age: 68) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9017GU |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Dugout, Unfinished, None |
| **Foundation:** | Block, Combination, Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Ceramic Tile, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 0 |

| | |
|---|---|
| **Garage:** | No |
| **Parking:** | Carport |
| **Parking Covered:** | 2 |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / 2 |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Southeast |
| **Community:** | Ogden |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Rain barrel, shed and wine rack |
| **Restrictions:** | Airspace Restriction, Encroachment |
| **Main Floor** | Living Room · 15'8" × 13'11" · |
| **Main Floor** | Kitchen · 11'6" × 11'2" · |
| **Main Floor** | Dining Room · 11'7" × 7'9" · |
| **Main Floor** | Bedroom - Primary · 15' × 10'11" · |
| **Main Floor** | Bedroom · 10'10" × 9'4" · |
| **Main Floor** | Laundry · 6'2" × 5' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | No Smoking Home, Quartz Counters |
| **Exterior Features:** | Private Yard, Rain Barrel/Cistern(s) |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Back Lane, Back Yard, Backs on to Park/Green Space |
| **Num. of Parcels:** | 0 |
| **Outbuildings:** | Shed |
| **Fencing:** | Fenced |

| | |
|---|---|
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-C2 |
| **Listed Date:** | Nov 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/227-lynnwood-drive-se-calgary-a2358202/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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