\$689,999 - 324 Lynnview Crescent Se, Calgary

MLS® #A2219044

\$689,999

5 Bedroom, 2.00 Bathroom, 1,047 sqft Residential on 0.14 Acres

Ogden, Calgary, Alberta

Nestled on a coveted 60 x 100 corner lot in Lynwood, just a block from the scenic ridge which boasts panoramic views of the majestic Rocky Mountains, this impeccably renovated bungalow exudes refined living at every turn. Boasting over 2,000 Sq Ft of thoughtfully developed space, the home welcomes you with manicured perennial gardens and striking curb appeal, enhanced by updated vinyl siding with a decorative rock finish, newer windows and roof. Inside, the main floor features elegant laminate flooring and knockdown ceilings, leading you into a large, light-filled living room with pass-through windows to a stunning, fully reimagined kitchen. The kitchen offers both style and functionality, offering an abundance of smart cabinetry with contemporary dark finishes, pull-outs, and hidden drawers, complemented by a marbled effect countertop, subway-tiled backsplash, stainless steel appliancesâ€"including a brand new dishwasherâ€"and easy access to a generous pantry and back patio. Three spacious bedrooms and a well-appointed family bathroom complete the main level. Descending to the lower level reveals brand new luxury vinyl plank flooring throughout an expansive recreation room and two oversized bedrooms, as well as a beautifully finished bathroom with a jetted soaker tub, a five-foot walk-in shower, and elegant tiling that elevate the entire space. Modern comforts abound, including a new 2024 high-efficiency furnace, on-demand hot water, upgraded PEX







plumbing, and air conditioning in both the home and the extraordinary 27 x 27 heated garage. A true rarity, the garage offers exceptional versatility, with insulated 2x4 walls, dedicated office space, a communal area, an extensive workshop, and parking for two vehicles with space for a small third, plus a driveway accommodating up to three additional cars. The yard features a large, maintenance-free patio, a west-facing separate garden area, a dedicated pad for a future hot tub, and a charming 8 x 10 garden shed plus hot and cold water taps. Loved and meticulously maintained by its current owners and cared for by attentive tenants eager to stay, this unique property presents a rare opportunity for those seeking a move-in ready luxury residence or a prime investment in one of Lynwood's most desirable locations.

Built in 1975

Essential Information

MLS® # A2219044

Price \$689,999

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,047

Acres 0.14

Year Built 1975

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 324 Lynnview Crescent Se

Subdivision Ogden
City Calgary

County Calgary
Province Alberta
Postal Code T2C 1Y4

Amenities

Parking Spaces 5

Parking 220 Volt Wiring, Double Garage Detached, Driveway, Garage Faces

Side, Heated Garage, Insulated, Off Street, Oversized, See Remarks

of Garages 2

Interior

Interior Features Ceiling Fan(s), Jetted Tub, Laminate Counters, No Animal Home,

Pantry, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vinyl

Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater,

Washer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Private Entrance

Lot Description Back Yard, Corner Lot, Garden, Landscaped, Lawn, Low Maintenance

Landscape, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025

Days on Market 43

Zoning R-CG

Listing Details

Listing Office CIR Realty

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