

# \$525,000 - 124 Lynnbrook Road Se, Calgary

MLS® #A2260709

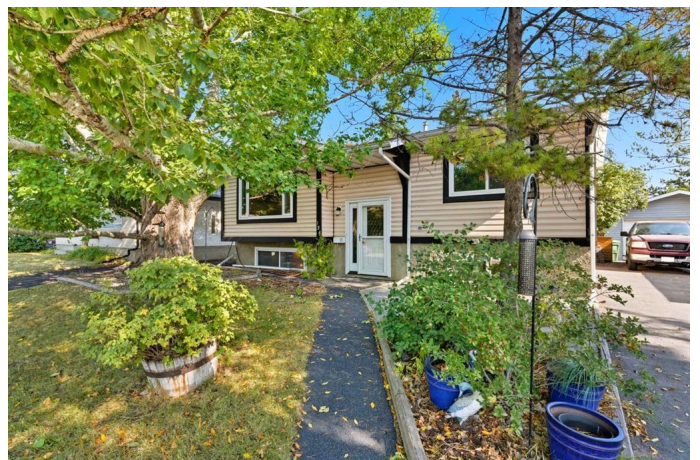
**\$525,000**

3 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.12 Acres

Ogden, Calgary, Alberta

Life is beautiful, at 124 Lynnbrook Road SE - FIRST TIME on MLS, ONE block in, from the Bow River Pathways, 2 to Beaver Dam Flats. This prime section of Lynnwood in Ogden, is prioritised and watched by people who love natural, peaceful surroundings, and love coming home to a central established neighbourhood. Situated on a 4800 square foot West-and-East exposed fenced Lot with sitting patio out front and a large deck in the back, this beautifully upgraded, move-in ready Bi-Level will charm, and give a year-round personal retreat to the next lucky owner. The main floor begins with a vaulted Foyer, with half rise of stairs up and down. The open front Living Room is enhanced by wide-board hardwood in wonderful condition, has a truly massive window and includes a walk-in closet for all the walking gear year-round. The flooring continues to the beautifully renovated "eat-in" style Kitchen - plenty of quartz-finished counter space, full-height contemporary white shaker cabinets (including corners), over a dozen drawers, and completed with a built-in Pantry/Mud Room with thoughtful organisers, exiting to the mature-treed, private yard and garden. There is space for an eating island or chopping block, side hutch/china cabinet, and the ample Dining Room. Down the hall is the updated full Bathroom, broom and linen storage, plus, two king-capacity Bedrooms, one with dual closets, and the other, full built-in shelving plus a double-wide closet of its own. Both can fit additional furniture pieces (or



fitness equipment as shown). Downstairs, enjoy large above-grade windows (even one in the furnace area - look for it!) and all windows have been updated within the past 5 years, as well as the Furnace and Hot Water Tank. The lower level is perfect, having a huge third Bedroom/Guest space, a home Office/Hobby Room, Family room with wood burning fireplace, 2-piece bathroom, and a ton more space to develop fully, including Laundry and Freezer appliances, complete workshop/wood-working section, and more Pantry/storage cabinetry. This unique home has been feature-painted, and gives creative people an immediately homey feel. Ogden offers a ton of activities for all ages, including a 50+ centre, Artisan Collective, numerous Parks and Arenas, 13 schools including alternative and from K to 12, plus, being by all access routes easily. Don't miss out!

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260709    |
| Price          | \$525,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 975         |
| Acres          | 0.12        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 124 Lynnbrook Road Se |
| Subdivision | Ogden                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 1S6 |

### **Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 2                                                           |
| Parking        | Driveway, Off Street, Parking Pad, Paved, RV Access/Parking |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, French Door, No Smoking Home, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer, Window Coverings                                                  |
| Heating           | Fireplace(s), Forced Air                                                                                                            |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                                        |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

### **Exterior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage, Uncovered Courtyard                                               |
| Lot Description   | Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Many Trees, Private, Secluded, Treed |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Mixed, Vinyl Siding, Wood Frame, Wood Siding                                                               |
| Foundation        | Poured Concrete                                                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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