

# \$689,999 - 324 Lynnvview 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 reimaged 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 appliances—including a brand new dishwasher—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 Lynwoodâ€™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, Heated Garage, Insulated, Off Street, Oversized, Garage Faces Side, See Remarks
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Animal Home, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
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	47
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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