



# 1828 Lysander Crescent Calgary Alberta

\$624,900

This well-maintained bungalow presents a fantastic opportunity for investors, offering a combination of solid updates and income potential. The main floor features a spacious living room with a large picture window, seamlessly flowing into the dining area. The kitchen is bright and functional, with a window above the sink overlooking the landscaped backyard. The main floor includes three bedrooms, with the primary bedroom with a 2-piece ensuite. Downstairs, the one-bedroom illegal suite offers excellent potential for rental income. The bedroom in the basement has a legal (egress window). As well, there has been extra sound proofing down between the levels to ensure adequate sound dampening between levels. With newer windows, newer shingles, and a newer fence, this property has been meticulously cared for and is ready for your next investment or is move in ready for you! Additional features include an insulated and heated double detached garage, perfect for added value. This home has been well-maintained as a no-animal, no-smoking property, ensuring a clean and appealing environment for everyone. Situated in a highly accessible location, close to shopping, transit, and major highways, this property is perfect for attracting renters. Just a short walk away is a beautiful park offering stunning cityscape views to enjoy or a short walk to shops this location is so convenient for all! (id:6769)

Bedroom 12.08 Ft x 12.83 Ft

Kitchen 10.83 Ft x 15.00 Ft

Laundry room 6.17 Ft x 10.75 Ft

Recreational, Games room 24.08 Ft x 13.33 Ft

Storage 11.75 Ft x 8.25 Ft

2pc Bathroom 3.92 Ft x 4.92 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 9.58 Ft x 7.92 Ft

Bedroom 9.58 Ft x 8.42 Ft

Dining room 5.42 Ft x 9.33 Ft

Kitchen 10.08 Ft x 15.17 Ft

Living room 20.25 Ft x 19.75 Ft

Primary Bedroom 14.00 Ft x 12.08 Ft

4pc Bathroom 6.50 Ft x 4.92 Ft

Listing Presented By:



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