



## 319 Lynnvie Way Calgary Alberta

\$579,000

This recently renovated bungalow offers 1,089 sqft of modern and comfortable living space. Upon entering, you are greeted by a welcoming foyer that leads seamlessly into the bright living room and adjacent to the kitchen, a primary bedroom along with 2 additional bedrooms and a convenient 3-piece bathroom. Venture downstairs to the basement, where you'll discover an illegal suite that adds tremendous value to this property. Featuring 2 additional bedrooms, a second kitchen, and a spacious recreational area. The utility room and an additional 3-piece bathroom enhance the functionality of this lower level. Outside, the property features a front drive and parking pad, offering ample parking space for residents and guests. The Ogden subdivision's family-friendly environment and convenient location further enhance the appeal of this home. schedule a showing today and discover the comfort and convenience of living in Ogden. (id:6769)

Kitchen 11.00 Ft x 10.50 Ft

Recreational, Games room 14.67 Ft x 22.83 Ft

Furnace 11.08 Ft x 10.33 Ft

Bedroom 14.25 Ft x 8.08 Ft

Bedroom 8.75 Ft x 14.67 Ft

3pc Bathroom 10.50 Ft x 4.92 Ft

Foyer 4.08 Ft x 3.25 Ft

Living room 16.17 Ft x 19.25 Ft

Kitchen 10.50 Ft x 1.33 Ft

Primary Bedroom 10.08 Ft x 13.42 Ft

Bedroom 14.92 Ft x 8.92 Ft

Bedroom 11.42 Ft x 9.00 Ft

3pc Bathroom 10.08 Ft x 4.92 Ft

Listing Presented By:



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eXp Realty

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**Mirror**

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