



1852 Lynover Road Calgary Alberta

\$544,900

Welcome to your new family home in the heart of Lynnwood-Ogden --The main floor features a bright, south-facing living room with a five-section bay window, a cozy wood-burning fireplace, and elegant built-in oak shelving. There are three spacious bedrooms overlooking the backyard, and a kitchen with an eat-in area that has been thoughtfully updated -- new countertop and backsplash, newly sprayed semi-glossy cabinet doors and drawers (inside and out), and seven newly installed pot lights, all completed in February 2026, complemented by durable vinyl flooring throughout. The 4-piece full bathroom includes a white tile-surround bathtub that has been newly refinished. Newly painted baseboards complete the fresh look on the main floor. The basement houses the private, legalized secondary suite, brightened by high windows that let in natural light. This suite serves as a mortgage helper or rental income option, with a generous one-bedroom layout, a private bathroom featuring a modern one-piece surround bathtub, and a spacious kitchen and eating area with a keyhole feature connecting to the large living room. The basement also includes shared laundry and storage space for added convenience. One of the two hot water tanks was replaced in 2022. Enough hot water for two units. The huge backyard, lined with trees, provides ample space for play, gardening, entertaining, or simply relaxing in privacy. A tandem parking pad accommodates two vehicles, a real bonus for families or tenants. Located at the top of the hill, steps from river pathways, schools, arenas, soccer fields, playgrounds, the outdoor pool, healthcare, Lynnwood Shopping Centre, and an off-leash dog park, making daily errands and family recreation effortless. Transit is convenient with direct buses downtown, easy access to Chinook LRT, and the future Green Line LRT within walking distance. Perfectly balancing family-...

Recreational, Games room 5.39 M x 4.79 M

Bedroom 3.72 M x 3.63 M

Kitchen 4.75 M x 3.91 M

4pc Bathroom 2.34 M x 2.01 M

Furnace 4.34 M x 3.94 M

Living room 4.93 M x 4.69 M

Kitchen 2.94 M x 2.60 M

Dining room 3.64 M x 2.29 M

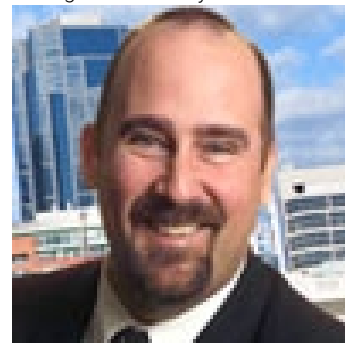
Primary Bedroom 4.24 M x 4.19 M

Bedroom 3.14 M x 2.72 M

Bedroom 3.13 M x 2.86 M

4pc Bathroom 3.06 M x 1.51 M

Listing Presented By:



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