

\$629,900 - 352 Lysander Place Se, Calgary

MLS® #A2260807

\$629,900

4 Bedroom, 3.00 Bathroom, 980 sqft

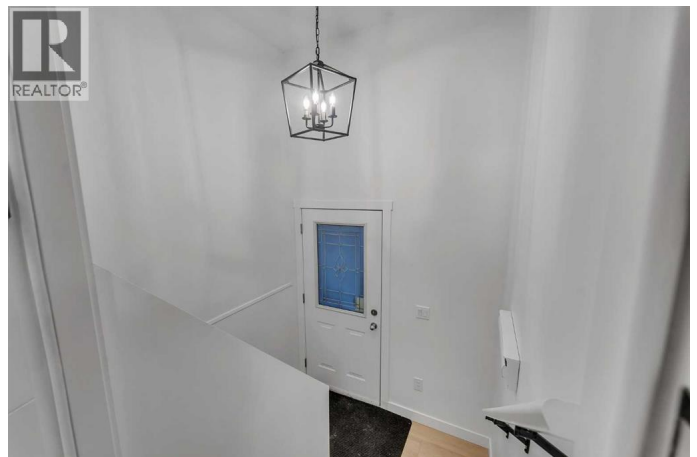
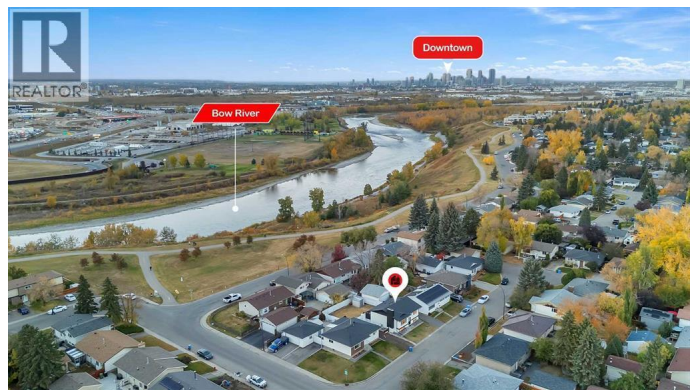
Single Family on 0.10 Acres

Ogden, Calgary, Alberta

LEGAL BASEMENT SUITE | FULLY RENOVATED | WEST BACKYARD | 4 BED 3 BATH | LUXURIOUS ENSUITE | STEPS AWAY FROM AMAZING VIEWS | Welcome to this beautifully maintained bi-level home nestled in the desirable community of Ogden SE. Offering exceptional versatility and value, this property features 4-bedrooms, 3-bathrooms total including a fully developed 2-bedroom, 1-bathroom LEGAL basement suite—perfect for investors, multi-generational families, or those seeking a mortgage helper. The upper floor welcomes you with a bright and open layout, highlighted by large windows and a spacious living area. Transition into the kitchen which is equipped with ample cabinetry, modern appliances, and a cozy dining nook, ideal for family meals and entertaining guests. The well-sized bedrooms and two full bathrooms, including a private ensuite, provide comfort and convenience for everyday living. The legal basement suite boasts a separate entrance, a separate laundry area, a functional kitchen, a comfortable living area, two generous bedrooms, and a full bath—professionally completed to meet city standards.

Enjoy a private WEST FACING backyard and take advantage of the quiet location that is close to parks, schools, shopping, and major routes, including Glenmore Trail and Deerfoot Trail.

Whether you're looking for a smart



investment or a comfortable home with income potential, this property offers the best of both worlds. Don't miss this rare opportunity in one of Calgary's most accessible inner-city communities! (id:6289)

Built in 1974

Essential Information

Listing #	A2260807
Price	\$629,900
Bedrooms	4
Bathrooms	3.00
Square Footage	980
Acres	0.10
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	352 Lysander Place Se
Subdivision	Ogden
City	Calgary
Province	Alberta
Postal Code	T2C1M1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Range, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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