

# \$599,000 - 2111 69 Avenue Se, Calgary

MLS® #A2262393

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.15 Acres

Ogden, Calgary, Alberta

Welcome to this spacious bi-level home in the heart of Lynnwood, a community loved for its central location, mature trees, and unbeatable convenience. This property sits on a large corner lot, offering incredible potential whether you're looking to redevelop, invest, or move right in. Inside on the main floor, you'll find a very spacious living room and dining room connecting to the functional kitchen. Two very large bedrooms and a full washroom complete this level. Downstairs you will find two additional large bedrooms and another full washroom. The rec room is perfect for hosting or a cozy movie night. Step outside to enjoy your fully fenced yard with a large deck, perfect for relaxing or entertaining. Car enthusiasts will love the double detached garage, covered carport, and air compressor setup. Modern updates include a newer roof, central A/C, and a tankless hot water system for year-round comfort and efficiency. Located directly across from a school and the community association, this home offers everyday convenience with parks, playgrounds, and pathways just steps away. You're also minutes from major routes, only 15 minutes to downtown, 10 minutes to Chinook Centre, and with quick access to Glenmore, Deerfoot, and Stoney Trail. The Bow River pathways, shopping, and local amenities are all nearby, making this one of Calgary's most connected and livable neighborhoods. Don't miss your chance to own this versatile property in one of



Calgary's most established and central communities. (id:6289)

Built in 1968

**Essential Information**

Listing #	A2262393
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,098
Acres	0.15
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	2111 69 Avenue Se
Subdivision	Ogden
City	Calgary
Province	Alberta
Postal Code	T2C0E5

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Carport, Detached Garage
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

**Exterior**

Exterior	Aluminum siding, Stucco
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

**Listing Details**

Listing Office      CIR Realty



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