

# \$565,000 - 332 Lysander Place Se, Calgary

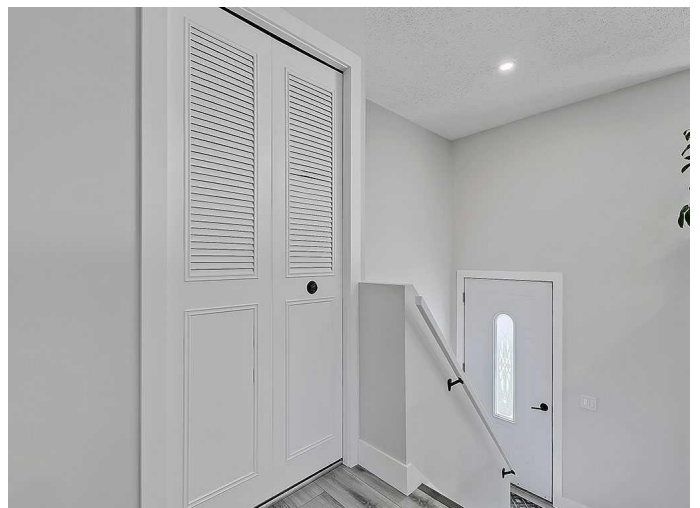
MLS® #A2243375

**\$565,000**

3 Bedroom, 2.00 Bathroom, 945 sqft  
Residential on 0.10 Acres

Ogden, Calgary, Alberta

Nestled in the beautiful community of upper-Ogden known as Lynwood & sitting at the very end of a peaceful Cul-de-sac, youâ€™ll find this charming QUALITY RENOVATED Bi-level waiting for its next owners. With itâ€™s bright south facing exposure youâ€™ll love how this home completely fills with natural daylight, emphasized by itâ€™s bright & modern colour palette with NEW paint, NEW crisp white baseboards & trim, and NEW laminate flooring throughout. The upper level living area offers an open-concept layout, with a refreshing feeling of space & the ability to expand seating in the dining area as needed. The kitchen has been completely updated with white quartz counters, a classic subway tile backsplash, floating shelves, under-mount composite sink, & all new cabinets & hardware. The back doorway gives convenient access to the backyard & also doubles as a pantry space. Down the hall, the 4-piece bathroom has also undergone a full renovation consistent with the kitchen, using the same sleek quartz countertop with under-mount sink, new toilet, & more of that timeless subway tile surrounding the bathtub & shower. Youâ€™ll notice that all the lighting in this home has also been updated to flush-mounted LEDâ€™s. Two spacious bedrooms are found on this level, one facing the front & one facing the backyard & each one having enough space to accommodate a king size bed. Downstairs, the lower level has received much of the same



treatment as above. Here you'll find a 3rd bedroom, also generous in size as well as an updated 2-piece bathroom just steps away. This basement living area offers a huge space that can easily work as a living room, exercise/games room or even 4th bedroom space if needed. Take a peek in the utility room & take note of the new High Efficiency Furnace, Hot Water tank, washer & dryer, as well as plenty of storage space still left to be used.

Outside, you'll notice nearly all the windows except the living room have been changed to modern vinyl units, & the roof shingles are only 6 years old. A freshly poured concrete front walkway leads around to the driveway (long enough to fit 3 vehicles) leading to the oversized single car garage. This space is currently being used as a workshop with a wood burning stove, but can easily be removed & used for parking as well. The backyard is a true oasis that's surrounded by trees & the backyards of the neighbours, a perfect setting to enjoy your own fire pit. Important to note that with no back alley this is an extremely secure & safe yard. Finally, Lynwood benefits from an ideal central location not only close to major roads such as Glenmore, Deerfoot Tr, Blackfoot Tr & Ogden Road, making trips to work a breeze. Just steps away to the west you'll find the gorgeous walking paths overlooking & running along the Bow River, & a kids playground is found in the next cul-de-sac to the east. Take a moment to come visit & you're sure to be impressed with this beautiful home & all it has to offer!

Built in 1974

## **Essential Information**

MLS® #

A2243375

|                |             |
|----------------|-------------|
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 945         |
| Acres          | 0.10        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 332 Lysander Place Se |
| Subdivision | Ogden                 |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2C 1M1               |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                          |
| Parking        | Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Off Street, Single Garage Detached |
| # of Garages   | 1                                                                                                          |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air                                               |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, Cul-De-Sac, Level, Private, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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