

# \$525,000 - 960 Lysander Drive Se, Calgary

MLS® #A2232906

## \$525,000

4 Bedroom, 3.00 Bathroom, 1,104 sqft

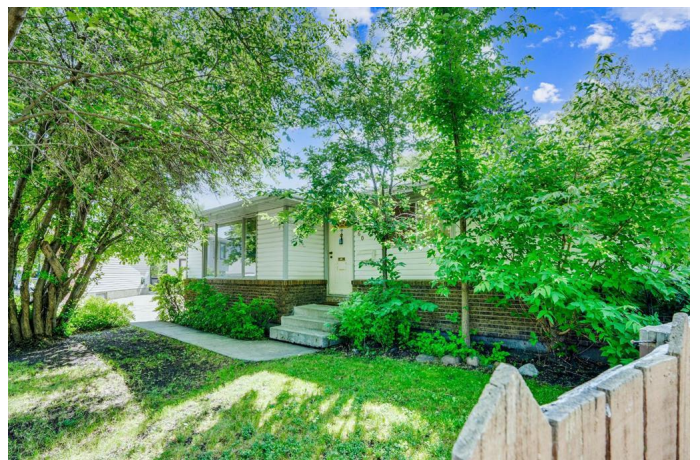
Residential on 0.19 Acres

Ogden, Calgary, Alberta

Prime Opportunity in the beautiful community of Ogden – 8400+ SQFT LOT providing the perfect canvas for your dreams to come alive. The location of this lot and tremendous size cannot be beat. To name a few of the numerous surrounding parks, CarBurn Park, Jack Setters Park, Lynnwood Ridge Park, Micro forest ,Beaver Dam Flats and Sue Higgins Park. The Calgary Soccer Center, is just a short drive away. The front of the property is located on a quiet cul de sac, while the back of the property backs onto Lynnwood Park. Whether you’re looking to renovate, rent, or redevelop, this bungalow checks all the boxes. This is an ideal acquisition for investors looking to capitalize on one of Calgary’s most stable and desirable neighbourhoods.

Perfect for the outdoor enthusiast or families who enjoy taking leisurely walks or bike rides can access the Bow River's scenic winding pathway system. Inglewood Golf & Country Club is nearby for the avid golfers. Many schools including Charter, Public and Catholic schools are nearby. Enjoy quick access to Macleod Trail, Stoney Trail and Downtown. The new Green line LRT location is a short walk, offering convenience for commuters heading downtown, making the daily journey to work smooth and effortless. Experience the local shops and restaurants the community offers.

The 1104 Sq.Ft BUNGALOW has 4 bedrooms with 3 bathrooms. The main level has living



room, kitchen, dining room, full bath and two piece ensuite. The fully developed basement has the potential for another bedroom, bathroom, recreation room, multiple storage rooms and a workshop area. Enjoy evening barbecues on a spacious deck with direct kitchen access. All appliances are in excellent condition and are all presently working. There is loads of parking in addition to the oversized double garage. Love it as is or create your own dream home and outdoor living space, perhaps add a carriage house with driveway access from 18th street (subject to city approvals and permitting) to offset the mortgage or allow multi-generational living with plenty of space between the dwellings. The possibilities are endless, as this expansive space can accommodate it all!

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232906    |
| Price          | \$525,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,104       |
| Acres          | 0.19        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 960 Lysander Drive Se |
| Subdivision | Ogden                 |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 1R9 |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                          |
| Parking        | Double Garage Detached, Parking Pad, Additional Parking, RV Access/Parking |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                     |
| Lot Description   | Back Yard, Cul-De-Sac, Irregular Lot, Level, Many Trees, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Brick, Vinyl Siding                                                                        |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 54              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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