



THE
A-TEAM

**RE/MAX
FIRST**

947 LYSANDER Drive, Calgary T2C 1S2

MLS® #: **A2143149**

Area: **Ogden**

Listing Date: **06/20/24**

List Price: **\$468,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,042**
Low Sqft:
Ttl Sqft: **1,042**

DOM

88
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,285 sqft**
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Irregular Lot,Landscaped,Street Lighting,Private,Treed**
Park Feat: **Front Drive,Off Street,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Other**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Brick,Wood Siding**
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room
3pc Bathroom

Level
Main

Dimensions
0`0" x 0`0"

Room
Bedroom
Legal/Tax/Financial

Level
Main

Dimensions
1`0" x 1`0"

Title:
Fee Simple

Zoning:
R-C1

Legal Desc:

7510358

Remarks

Pub Rmks:

This large corner lot is situated on a quiet crescent with a sunny west exposure. Private fully fenced yard with mature trees & shrubs & is surrounded by beautifully maintained homes. This bungalow is 1,042 sq ft according to the City of Calgary tax roll. The listing realtor has not been able to view the interior at this time. There is a large storage shed & off street parking pad.

Inclusions:

See Remarks

Property Listed By:

RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123