



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**352 LYSANDER Place, Calgary T2C 1M1**

MLS®#: **A2175591**      Area: **Ogden**      Listing Date: **10/27/24**      List Price: **\$500,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1974**  
Lot Information  
 Lot Sz Ar: **4,251 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **971**  
 Low Sqft:  
 Ttl Sqft: **971**

DOM  
**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bi-Level**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,City Lot,Dog Run Fenced In,Front Yard,Garden,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Private Yard,Storage**  
 Kitchen Appl: **See Remarks**  
 Int Feat: **Closet Organizers,Storage**  
 Utilities:

Construction: **Stucco,Wood Frame**  
 Flooring: **Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`6" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 14`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 17`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 12`0"</b>			

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-CG**

Legal Desc:

731388

Remarks

Pub Rmks: **JUDICIAL COURT ORDERED SALE | BI-LEVEL | Established Neighbourhood Discover a prime opportunity with this attractively priced bi-level home, perfect for first-time homebuyers and savvy investors alike. Located in a desirable established neighbourhood and just a short walk from the Bow River, this property offers both charm and potential. The property's lot is over 4200 sq. ft., fenced for privacy and outdoor enjoyment. Inside, you'll discover a versatile and thoughtfully designed layout that features two generously sized bedrooms, each with ample closet space for your storage needs. A well-appointed bathroom, and a large, inviting living room complete with a cozy fireplace. The kitchen is equipped with ample storage space, making it ideal for all your culinary needs, whether you're preparing everyday meals or entertaining guests. This home presents endless possibilities for customization and renovation, making it an ideal investment. Embrace the charm of this well-located property and transform it into your dream home or lucrative rental. Don't miss out on this remarkable opportunity! Contact us today to experience the value and potential this property offers. Please note, the property is being sold "AS-is, Where is."**

Inclusions: **None**  
Property Listed By: **Real Broker**

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



