



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**

Finished Floor Area

Abv Sqft: **971**

Low Sqft:

Ttl Sqft: **971**

Lot Information

Lot Sz Ar: **4,251 sqft**

Lot Shape:

DOM

55

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**

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

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Storage**
Utilities:

Room Information

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

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



