

\$639,900 - 111 Lynnbrook Bay Se, Calgary

MLS® #A2248535

\$639,900

4 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.18 Acres

Ogden, Calgary, Alberta

OPEN HOUSE THIS SATURDAY, AUG 16th, 1-3pm Welcome to this warm and inviting 4-level split home, perfectly positioned on a rare, oversized lot in the sought-after inner-city community of Lynnwood. This property is a true standout for its incredible outdoor space - a beautifully landscaped, park-like backyard offering privacy, serenity, and room to grow. Whether you're an avid gardener, weekend hobbyist, or simply someone who loves spending time outdoors, this backyard is your dream come true. Mature trees provide natural shade and beauty, while dedicated garden beds, a greenhouse, and a large shed/man cave make this space as functional as it is peaceful. There's room to host summer gatherings, build your dream garage, or simply enjoy your own urban retreat. Inside, you'll find 1,967 sq ft of developed living space (1,053 sq ft above grade + 914 sq ft below), with 3 bedrooms and a thoughtful, flexible layout. The main and upper levels offer bright living and dining spaces, while the third level includes a cozy family room with a wood-burning fireplace, an open flex area for an office or playroom, and a convenient 2-piece bath. The fourth level adds even more versatility with a large hobby room, den, laundry/utility area, and ample crawl space storage. Located in a mature, community-oriented neighbourhood known for its parks, schools, and central access, this home combines the best of city living with the space and tranquility of the suburbs. If



youâ€™ve been searching for a home with a yard that truly sets it apartâ€”this is it. Donâ€™t miss your opportunity to own one of Lynnwoodâ€™s hidden gems!

Built in 1975

Essential Information

MLS® #	A2248535
Price	\$639,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,135
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	111 Lynnbrook Bay Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1S7

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial, Crawl Space

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Level, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	R-C2

Listing Details

Listing Office	Real Broker
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