

# \$399,900 - 64, 1845 Lysander Crescent Se, Calgary

MLS® #A2224935

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

A bungalow corner unit townhouse in an awesome location! This home is essentially no different than a detached bungalow, except you have a corner of the house attached to one neighbour. Upstairs you'll find 3 good-sized bedrooms and 1 full bathroom. Some flooring has been updated, others require a bit of an update. The kitchen has been updated and includes stainless steel appliances. A bay window overlooks a huge backyard that leads out to the Bow River Pathways! A separation from your upper and lower level from the back entrance is perfect for creating a separate space for an older child, mother-in-law, out-of-town guests etc. The basement has been developed with a large living area and a kitchen (minus the stove). A large bedroom in the basement also includes a massive storage space that can be further developed. Laundry room and a 2nd bathroom also in the basement space. The backyard is massive, with concrete tiles for your patio set and plenty of grass for the kids to play in! One of the best condo complexes in the area, backing onto a green belt leading you to walking paths along the Bow River, Ogden off leash dog park, Jack Setters Park, George Moss Park. A quick drive across the bridge and you are at Deerfoot Meadows anchored by Ikea, Walmart, Costco, T&T Supermarket, and many shopping and dining options galore!

Built in 1976



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224935      |
| Price          | \$399,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,071         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 64, 1845 Lysander Crescent Se |
| Subdivision | Ogden                         |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2C 1X9                       |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None, Other, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Other, See |

|              | Remarks                  |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 7              |
| Zoning         | M-C1 d75       |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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