

# **\$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	5
Zoning	M-C1 d75

### **Listing Details**

Listing Office	The Real Estate District
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