

# \$549,000 - 2111 69 Avenue Se, Calgary

MLS® #A2262393

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.15 Acres

Ogden, Calgary, Alberta

**\*\*Huge Price Reduction\*\*** Welcome to this spacious bi-level home in the heart of Lynnwood, a community loved for its central location, mature trees, and unbeatable convenience. This property sits on a large corner lot, offering incredible potential whether you're looking to redevelop, invest, or move right in. Inside on the main floor, you'll find a very spacious living room and dining room connecting to the functional kitchen. Two very large bedrooms and a full washroom complete this level. Downstairs you will find two additional large bedrooms and another full washroom. The rec room is perfect for hosting or a cozy movie night. Step outside to enjoy your fully fenced yard with a large deck, perfect for relaxing or entertaining. Car enthusiasts will love the double detached garage, covered carport, and air compressor setup. Modern updates include a newer roof, central A/C, and a tankless hot water system for year-round comfort and efficiency. Located directly across from a school and the community association, this home offers everyday convenience with parks, playgrounds, and pathways just steps away. You're also minutes from major routes, only 15 minutes to downtown, 10 minutes to Chinook Centre, and with quick access to Glenmore, Deerfoot, and Stoney Trail. The Bow River pathways, shopping, and local amenities are all nearby, making this one of Calgary's most connected and livable neighborhoods. Don't miss your chance to



own this versatile property in one of  
Calgary’s most established and central  
communities.

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262393    |
| Price          | \$549,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,098       |
| Acres          | 0.15        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2111 69 Avenue Se |
| Subdivision | Ogden             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 0E5           |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 2                               |
| Parking        | Double Garage Detached, Carport |
| # of Garages   | 2                               |

**Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Tankless Hot Water                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                       |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| Has Basement | Yes         |
| Basement     | Full        |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Garden |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco, Wood Frame, Aluminum Siding                  |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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