

\$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	Carport, Double Garage Detached
# of Garages	2

Interior

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

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 4th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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