

**352 Lysander Place SE**  
**Calgary, Alberta**

**MLS # A2175591**



**\$500,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Garden, Rectangular Lo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage		

**Inclusions:** None

JUDICIAL COURT ORDERED SALE | BI-LEVEL | Established Neighbourhood

Discover a prime opportunity with this attractively priced bi-level home, perfect for first-time homebuyers and savvy investors alike. Located in a desirable established neighbourhood and just a short walk from the Bow River, this property offers both charm and potential. The property's lot is over 4200 sq. ft., fenced for privacy and outdoor enjoyment. Inside, you'll discover a versatile and thoughtfully designed layout that features two generously sized bedrooms, each with ample closet space for your storage needs. A well-appointed bathroom, and a large, inviting living room complete with a cozy fireplace. The kitchen is equipped with ample storage space, making it ideal for all your culinary needs, whether you're preparing everyday meals or entertaining guests.

This home presents endless possibilities for customization and renovation, making it an ideal investment. Embrace the charm of this well-located property and transform it into your dream home or lucrative rental. Don't miss out on this remarkable opportunity! Contact us today to experience the value and potential this property offers. Please note, the property is being

sold "AS-is, Where is."