

# **\$349,000 - 73s, 203 Lynnview Road Se, Calgary**

MLS® #A2117163

**\$349,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

~~ DEAL OF THE WEEK ~~ Exquisite 2-storey " CORNER TOWNHOME " in move-in ready condition for IMMEDIATE POSSESSION ! This home is Perfect FOR a FIRST-TIME BUYER OR INVESTMENT PROPERTY! With 1,453 square feet of DEVELOPED SPACE, 3 bedrooms, 2 bathrooms, 2 Entry Doors, and an assigned PARKING STALL, all you need to do is move in and enjoy! The main floor boasts a terrific living space with BEAUTIFUL CLASSIC HARDWOOD FLOORING and LARGE WINDOWS that allow in plenty of natural sunlight, giving the home vibrant energy. The SPACIOUS DINING and KITCHEN area features AMPLE white cabinets for all your kitchen gadgets. You can also step out and relax in the private front yard, which offers ample space for a BBQ, STORAGE or for your kids to play. Upstairs, you'll find 3 inviting bedrooms, a full bathroom, and a half bath on the main floor. The spacious and bright family room in the basement is perfect for entertaining guests or having family movie nights and comes with plenty of storage, an OFFICE, a NEWER FURNACE, a NEWER HOT WATER TANK, a NEWER WASHER, and a DRYER. This home is also in an EXCELLENT LOCATION, within WALKING DISTANCE to BEAVER DAM FLATS / TRAILS, MULTIPLE PARKS, SCHOOLS, playgrounds, public transportation, and easy access to Glenmore and Deerfoot trails, and many more... It is truly unlike anything else you



can find. SCHEDULE your PRIVATE  
SHOWING NOW and BRING OFFERS,  
Before it's gone !!!

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2117163      |
| Price          | \$349,000     |
| Sold Price     | \$365,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,076         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 73s, 203 Lynnvview Road Se |
| Subdivision | Ogden                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2C2C6                     |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Laundry, Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Parking Pad                                                        |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home                             |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Window Coverings |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Storage                                        |
| Lot Description   | Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Private |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2024 |
| Date Sold      | April 6th, 2024  |
| Days on Market | 14               |
| Zoning         | S-R              |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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