

\$304,900 - 6n, 203 Lynnview Road Se, Calgary

MLS® #A2121858

\$304,900

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

Welcome to this charming end unit townhome in the family friendly community of Lynnwood. Located in the sought after Riverside Gate complex that backs onto Beaver Dam Flats and the Bow River Pathway system, with great views and nature just steps away. The main level layout is well planned starting with the front entrance that has a good sized closet for coats and shoes. To the left is a warm and cozy living room area and the second entry door to the house. To the right of the front door entrance is the bright and open dining and kitchen area that features clean bright white cabinets and features a stainless steel fridge and stove. Additionally on this level is a convenient 2 piece bathroom. The flooring on the main level has been updated to a newer laminate throughout. Upstairs you will find 3 good sized bedrooms including the primary with a large double closet and a 4 piece bathroom with carpet that has been updated in the last few years. The partially finished basement is roomy with lots of potential to renovate in the future. The home has vinyl windows with new blinds throughout. Outside you have a nice private fenced yard to enjoy the summer evenings. Conveniently located near schools, parks, public swimming pool, and Jack Setters Arena there is a lot of fun activities to keep the family active and busy. For those with pets , they are welcome with board approval and there are a few off leash dog parks in the area. This location is also close to shopping and many services and



amenities and has easy access to Glenmore Trail and Deerfoot for easy commuting. With this amazing location in a well run complex be sure you schedule a viewing soon as this one won't last!

Built in 1978

Essential Information

MLS® #	A2121858
Price	\$304,900
Sold Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,118
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	6n, 203 Lynnvview Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2C6

Amenities

Amenities	Parking, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 19th, 2024
Days on Market	8
Zoning	S-R
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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