

9N, 203 Lynnview Road SE  
Calgary, Alberta

MLS # A2176790



**\$349,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Private, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Cork

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 322

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** NA

Nestled above Beaver Dam Flats, this well managed Lynnwood townhouse with low condo fees offers an idyllic retreat with unbeatable convenience, picturesque views, and nature just steps away. This 2 storey townhouse features 3 bedrooms, updated vinyl windows throughout, updated cork flooring, a private fenced yard in a pet friendly complex with a playground directly across from the unit. As you enter, you're greeted by massive windows in the living and dining areas, flooding the space with natural light. The renovated kitchen boasts newer appliances, a stylish backsplash, and updated countertops, making it perfect for cooking and entertaining. Upstairs, you'll find brand new cork flooring, three comfortable bedrooms, and a beautifully renovated 4-piece bathroom. The basement includes a laundry room, additional living space, and ample storage. Located just 10 minutes from downtown, you'll have easy access to the Bow River paths and the scenic Beaver Dam Flats, making this townhouse a perfect blend of comfort and convenience. Don't miss out on this incredible opportunity!