

# \$349,900 - 108s, 203 Lynnview Road Se, Calgary

MLS® #A2231839

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

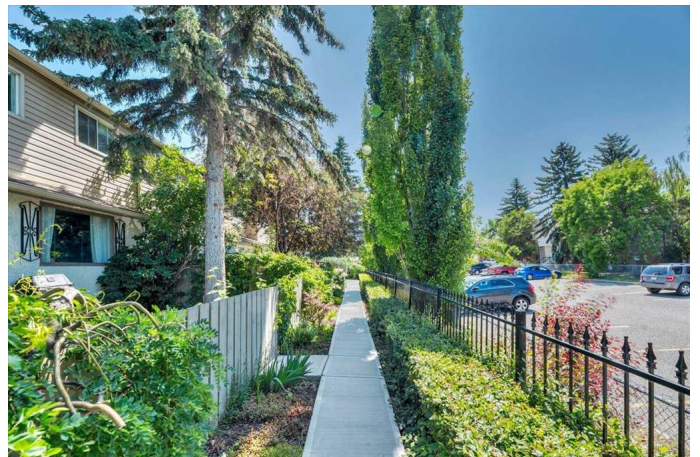
Ogden, Calgary, Alberta

Welcome to Riverside Gate â€” a vibrant, pet-friendly community in the heart of Lynnwood, just minutes from the river and downtown life! This bright and spacious 2-storey townhouse offers a smart layout with three generous bedrooms upstairs, a convenient 2-piece bathroom on the main floor, and a full 4-piece bath upâ€”making it the perfect starter size for families or an excellent downsized option.

Inside, the cozy, functional main floor flows seamlessly into your own private outdoor retreat, while downstairs, the unfinished basement is a blank canvas ready for your creative vision. Whether you dream of a media room, home gym, or extra living space, there's plenty of room to make it your own.

Step outside to enjoy your sunny southwest-facing fenced yardâ€”a rare find that's ideal for pets, kids, gardening, entertaining, or simply kicking back and relaxing in the fresh air. The pet-friendly complex welcomes your furry friends, and the prime location puts you just 10 minutes from downtown, with effortless access to the Bow River pathways and Beaver Dam Flats for nature lovers and outdoor enthusiasts alike.

Whether you're stepping into homeownership or simplifying your lifestyle, this gem checks all the boxes. Don't miss your chance to make this fantastic home your own!



Built in 1978

## Essential Information

MLS® #	A2231839
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	108s, 203 Lynnvview Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2C6

## Amenities

Amenities	Playground, Trash, Visitor Parking, RV/Boat Storage
Parking Spaces	1
Parking	Stall, Assigned

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Garden, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	S-R

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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