

# \$369,900 - 31n, 203 Lynnview Road Se, Calgary

MLS® #A2249277

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

Ogden, Calgary, Alberta

**\$10,000 PRICE IMPROVEMENT** - Offering 3 generous bedrooms and 1.5 bathrooms with over 1600+ sq ft of developed living space, this move-in-ready home is perfect for families, first-time buyers, or investors alike. The bright, functional layout showcases modern finishes, a spacious living area, and thoughtful updates throughout. The open basement was designed with flexibility in mind, ideal for entertaining friends in a cozy recreation room hosting movie nights or setting up your private gym. Recent upgrades in the home include a new Furnace (2024), Triple-pane windows (2024), Hot Water Tank (2023). Step outside to your private fenced front yard with a brick patio, ideal for entertaining, gardening, or simply relaxing. You will love the extra privacy and convenient parking just steps away. This property is an unbeatable location, walk to Beaver Dam Flats and nature trails, with schools, parks, shopping, and transit all nearby. Minutes to downtown and the future Green Line LRT. Homes like this donâ€™t come up oftenâ€”donâ€™t miss your chance! (id:6289)

Built in 1978

## Essential Information

Listing # A2249277

Price \$369,900

Bedrooms 3



Bathrooms	2.00
Half Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	31n, 203 Lynnview Road Se
Subdivision	Ogden
City	Calgary
Province	Alberta
Postal Code	T2C2C6

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Parking
Parking Spaces	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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