96S, 203 Lynnview Road SE
Calgary, Alberta

MLS # A2218669
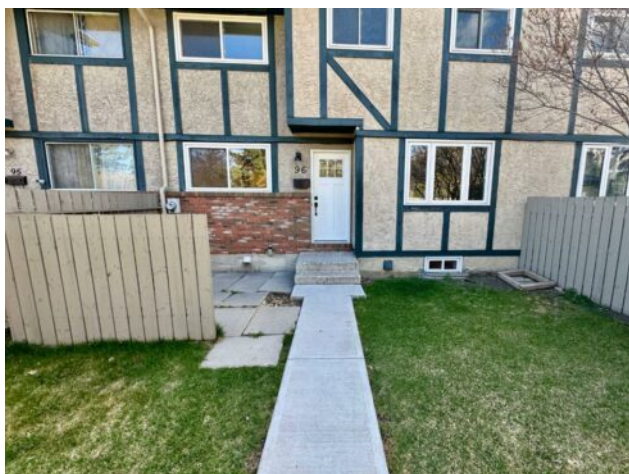
$384,900

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,102 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Environmental Reserve		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 322
Basement:	See Remarks	**LLD:**	-
Exterior:	Mixed	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions: none

Thoughtfully Renovated | 3 Bedrooms | Nature at Your Doorstep Tucked into a peaceful, pet-friendly complex just steps from the ridge above the Bow River and Beaver Dam Flats, this beautifully updated home offers the perfect blend of style, comfort, and access to the outdoors. Highlights You’ll Love: A Modern Refresh, Done Right Newly renovated kitchen with full-height cabinets, soft-close hinges, and elegant quartz countertops Brand new stainless steel appliances, modern light fixtures, and fresh paint throughout All new interior doors, trim, and casing for a clean, updated look Luxury vinyl plank flooring on the main, plus new carpet and laminate upstairs A Layout That Feels Just Right 3 bright upstairs bedrooms, including a primary suite with a walk-in closet Beautifully redone main bathroom with a deep soaker tub, quartz vanity, and tiled walls and floors Lower level is framed, with drywall loaded into basement and ready for your ideas—home studio, cozy den, or workshop Location That Connects You to Nature & the City Steps to scenic overlooks and trails through Beaver Dam Flats A short ride to downtown - Deerfoot Tail and future Green Line LRT just a stroll away Pet-friendly and community-oriented complex This isn’t just a townhouse—it’s a place to plant roots. A place to host friends, walk by the river, and enjoy life’s quieter rhythms—without losing access to the energy of the city.