

# \$365,000 - 29n, 203 Lynnview Road Se, Calgary

MLS® #A2210710

**\$365,000**

3 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

Welcome to an incredible opportunity in a truly unbeatable location! Riverside Gate is perched above Beaver Dam Flats with stunning views of the Bow River and the downtown skyline! This beautifully renovated townhome offers over 1600 square feet of developed living space, featuring 3 bedrooms, 2 bathrooms, and a fully finished basement. Step inside to a bright and spacious main floor with a large living room overlooking your private, fenced outdoor retreat. The functional layout includes a timeless kitchen with classic white cabinetry, mosaic backsplash, stainless steel appliances, and plenty of counter space. The dining area is ideal for entertaining located directly beside the kitchen, and the conveniently located half bath completes the main level. Upstairs, you'll find three comfortable bedrooms and a renovated full bathroom, including the generous primary bedroom including a large closet with built-ins. The fully finished basement adds even more living space with brand new luxury vinyl plank flooring, a large egress window bringing in natural light, an additional living space and a flex room perfect for a home office, gym, or extra storage. This pet-friendly, well-run complex offers low condo fees and is surrounded by nature, parks, schools and shopping.

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2210710      |
| Price          | \$365,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,103         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 29n, 203 Lynnvview Road Se |
| Subdivision | Ogden                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2C 2C6                    |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Parking, Playground, Visitor Parking |
| Parking Spaces | 1                                          |
| Parking        | Stall                                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                    |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Courtyard, Garden, Playground, Private Yard |
| Lot Description   | Front Yard, Garden                          |
| Roof              | Asphalt Shingle                             |

|              |                              |
|--------------|------------------------------|
| Construction | Concrete, Stucco, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | M-C1             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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