



GRASSROOTS
REALTY GROUP

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7, 7166 18 Street SE
Calgary, Alberta

MLS # A2235664



\$374,900

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Sauna in Basement, Freezer in Basement, Kitchen Island, Murphy Bed in upstairs Bedroom

Sunny and bright, this well-maintained Lynnwood townhome offers an unbeatable location steps to an off-leash dog park, with Jack Setters Park and Lynnwood Ridge and Bow River walking path nearby. Over 1700 sq ft of developed living space, the main level showcases beautiful hardwood floors, a spacious kitchen with beautiful cabinetry and large eating area, plus a corner fireplace in the living room framed by a large picture window. The east-facing fenced backyard adds privacy and sunshine, with a rear parking stall included. Updates include a updated furnace and central A/C for year-round comfort. Upstairs features two generously sized bedrooms and a full 4-piece bath, while the finished basement offers a dry sauna (included), creative space, laundry, and abundant storage. This condominium complex is well-managed, pet-friendly, and includes on-site tennis courts with an adjacent playground. Just a 5-minute walk to the Bow River Pathway and shopping, and offering convenient transit access to downtown. Families will appreciate proximity to elementary and junior high schools, while commuters enjoy quick routes to Deerfoot Meadows Shopping Centre, Deerfoot Trail, and Glenmore Trail. This is an ideal opportunity for outdoor lovers, families, and professionals alike! Enjoy easy access to the Ridge, Bow River pathways, outdoor pool, driving range, tennis courts, and more—all just steps away.