



GRASSROOTS
REALTY GROUP

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**47N, 203 Lynnvview Road SE
Calgary, Alberta**

MLS # A2246997



\$329,000

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,004 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	S-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Welcome to this 3-bedroom townhome nestled in the heart of Lynnvview, just steps away from the scenic Bow River Pathways. Perfect for first-time buyers, families, or investors, this home offers a comfortable layout, great outdoor space, and a prime location close to all amenities. The main floor features a cozy living room, a functional kitchen with plenty of counter space, and a bright breakfast nook ideal for casual dining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom, providing ample space for family living or a home office setup. The partially finished basement offers excellent potential to create additional living space whether it's a family room, gym, or hobby area. You'll also appreciate the full laundry room and abundant storage options. Outside, enjoy a nicely fenced yard perfect for kids, pets, or relaxing with friends. Located in a quiet, well established community, you're just minutes from parks, schools, shopping, public transit, and quick access to Deerfoot Trail. Whether you're looking to live in or invest, this is an opportunity you won't want to miss!