



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

31N, 203 Lynnview Road SE  
Calgary, Alberta

MLS # A2249277



**\$379,900**

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,088 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
-------------	------

Welcome home - 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 don't come up often&mdash;don't miss your chance!