

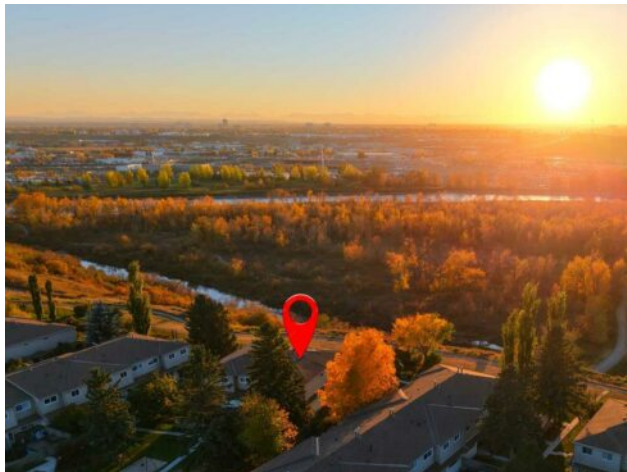


**GRASSROOTS**  
REALTY GROUP

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**37N, 203 Lynnvview Road SE**  
**Calgary, Alberta**

**MLS # A2263246**



**\$374,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	S-R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Soaking Tub, Storage		

**Inclusions:** TV Wall Mount

For anyone who is tired of the boxes being built across the city...and is looking for a true character home at an affordable price...then pay attention! This beautifully located 2 Story home with a fully finished basement has it's own private front yard overlooking a private play park and green space. Not only that...it backs onto ONE OF THE MOST GORGEOUS DOWNTOWN/BOW RIVER SUNSET SCENES this City has to offer | 3 Bedrooms Upstairs + Newer Second Level Carpet | 1.5 baths | Stylish All-White Kitchen w/New Quartz Countertops + New Dishwasher | Fully Developed Basement w/Wet Bar + 2025 Egress Basement Window | Large Storage Room | Laundry Room | PET-FRIENDLY COMPLEX | Unbeatable Location atop a redevelopment Green Line Community with direct access to beaver dam flats & bow river pathways. Your summer nights will never be the same. Step outside for an evening stroll and soak in views showcasing all this city has to offer. Watch the Stampede Fireworks after a family Bar-B-Que in your private front yard? Maybe a morning cup of coffee while the kids play in the park out front. This isn't just a new home to live in...this is a new life to live! Move-in-ready and filled with natural light, this charmingly nestled townhome is perfect for families, first-time buyers, downsizers seeking low-maintenance living without compromise. The spacious main floor welcomes you with a bright, comfortable and very large living area designed for gathering and relaxation in front of your custom made feature wall.. An inviting dining space connects seamlessly to the white, timeless kitchen featuring ample cabinetry, generous counter space and a subway tile backsplash for a clean, classic look. An updated powder room adds everyday convenience and elegance. 3 bedrooms on the upper level provide plenty of flexibility for family life, guests or a

home office, complemented by an updated 4-piece bathroom. Downstairs, a large recreation room offers versatility for media, games, fitness, work or play complete with a built-in bar for easy drink and snack refills, along with ample storage. Step outside to your private fenced yard, where mature landscaping, a tranquil pond and a deck create a peaceful outdoor retreat ideal for summer nights or quiet mornings. Riverside Gate is a well-managed, pet-friendly complex known for its welcoming community feel and beautifully maintained shared courtyards with playgrounds and green spaces. They really don't make em like this anymore. Assigned owner parking and tonnes of street parking ensure easy access for you and your guests. From your doorstep, enjoy direct access to the scenic Bow River pathway network and the natural beauty of Beaver Dam Flats, perfect for walking, cycling and year-round exploration. This home offers quick access to schools, parks, shopping, transit and Deerfoot Trail, with the future Green Line LRT station nearby and downtown Calgary just a 10-minute drive away. Don't wait! Call your realtor and book an showing today!