

108S, 203 Lynnview Road SE
Calgary, Alberta

MLS # A2231839



\$349,900

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Garden, Yard Lights		

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

Inclusions: N/A

Welcome to Riverside Gate – a vibrant, pet-friendly community in the heart of Lynnwood, just minutes from the river and downtown life! This bright and spacious 2-storey townhouse offers a smart layout with three generous bedrooms upstairs, a convenient 2-piece bathroom on the main floor, and a full 4-piece bath up—making it the perfect starter size for families or an excellent downsize option. Inside, the cozy, functional main floor flows seamlessly into your own private outdoor retreat, while downstairs, the unfinished basement is a blank canvas ready for your creative vision. Whether you dream of a media room, home gym, or extra living space, there's plenty of room to make it your own. Step outside to enjoy your sunny southwest-facing fenced yard—a rare find that's ideal for pets, kids, gardening, entertaining, or simply kicking back and relaxing in the fresh air. The pet-friendly complex welcomes your furry friends, and the prime location puts you just 10 minutes from downtown, with effortless access to the Bow River pathways and Beaver Dam Flats for nature lovers and outdoor enthusiasts alike. Whether you're stepping into homeownership or simplifying your lifestyle, this gem checks all the boxes. Don't miss your chance to make this fantastic home your own!