

# \$379,900 - 31n, 203 Lynnview Road Se, Calgary

MLS® #A2249277

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

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 donâ€™t come up oftenâ€”donâ€™t miss your chance!

Built in 1978

## Essential Information

MLS® # A2249277

Price \$379,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,088         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 31n, 203 Lynnvview Road Se |
| Subdivision | Ogden                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2C 2C6                    |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Park, Visitor Parking |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric                                                                              |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Playground              |
| Lot Description   | Front Yard, See Remarks |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 17                |
| Zoning         | S-R               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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