8N 203 Lynnview Road SE

Calgary | Active | MLS® A2352922

$340,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**1,070.37 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

OPEN HOUSE SUN, NOVEMBER 22, 2-3 PM. This exceptional townhouse has been lovingly cared for and beautifully maintained. Facing west, it features a private, fenced front yard and a bright, welcoming living room that overlooks the lovely landscaped outdoor space. The kitchen offers a pantry and overlooks a sunny dining area, while a convenient two-piece bathroom completes the main floor.
Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a wall-to-wall closet and easily accommodating a king size bed. A useful linen closet is located beside the four-piece bathroom.
The extensive list of updates is sure to impress! Improvements include new triple-pane windows, professionally painted throughout , new lighting, new vinyl plank flooring throughout, a new water heater and furnace, and additional attic insulation. Please see the attached list for complete details and dates. Your assigned parking stall is just around the corner.
This wonderful community is a true hidden gem, offering wonderful schools, a community centre with an outdoor swimming pool, and easy access to the scenic pathways of Beaverdam Flats, just steps away. Ogden's central location has long offered excellent transit access, with even more convenience on the horizon as construction of the Green Line LRT progresses, including planned stops in Lynnwood and Ogden.
A beautifully maintained home in a welcoming community, with an impressive list of updates and so much to love - Can even be sold fully furnished as you see it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352922
Bedrooms	3
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,070.37 sq. ft.
Main Level Finished Area:	531.81 sq. ft.
Upper Level Finished Area:	538.56 sq. ft.
Below Grade Finished Area:	522.06 sq. ft.
Condo Fee:	$350.06
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7811230
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Riverside Gate
Community:	Ogden
Amenities:	Outdoor Pool, Playground
Appliances:	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Everything (appliances, furniture, etc.) in the unit can be included in the sale. New Garden shed.
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Living Room · 17'9" × 11'6" ·
Main Floor	Dining Room · 10' × 9'10" ·
Main Floor	Kitchen · 13'8" × 8'8" ·
2nd Floor	Bedroom - Primary · 15'1" × 8'10" ·
2nd Floor	Bedroom · 13'11" × 7'3" ·

2nd Floor	Bedroom · 13'11" × 8'4" ·
Basement	Game Room · 25'3" × 18'5" ·
Basement	Laundry · 9'1" × 7' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-C1 d100
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8n-203-lynnview-road-se-calgary-a2352922/

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