

85S, 203 Lynnview Road SE  
Calgary, Alberta

MLS # A2178333



## \$374,900

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 322
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** All window coverings, mailbox key

This stunning unit has been recently renovated and won't disappoint. With lots to offer, this home features newer kitchen with QUARTZ countertops, tile backsplash, newer cabinets (not painted), STAINLESS STEEL appliances and upgraded lighting. The floors on the main are VINYL while the upstairs are newer carpets. The two piece bath on the main floor is lovely and the dining area and living area are spacious. The upstairs features 3 bedrooms as well as the 4 piece main bath features QUARTZ countertops, new cabinets and shower/soaker tub with TILE surround. The dining room and living room overlook the gorgeous private, south facing fenced yard. BONUSES include: in-suite laundry, newer windows, furnace serviced Sept 2024, lots of visitor parking & parking stall. This home is located just a short walk away from the BOW RIVER, bike pathways, parks, shopping & many other amenities. Close to public transportation & easy access to DOWNTOWN, GLENMORE & DEERFOOT TRAIL.