

**92, 203 Lynnview Road SE
Calgary, Alberta**

MLS # A2307976



\$329,000

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 332
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	S-R
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to one of the strongest value opportunities in the inner city. Located in the established community of Lynnwood, this fully renovated townhouse puts you steps from the Bow River pathway system, expansive green space, multiple off-leash dog parks, and some of the best skyline views in the southeast. Whether it's daily walks, biking along the river, or simply being outside, this is a lifestyle location that's hard to replicate at this price point. From an accessibility standpoint, this is a standout. Quick access to Ogden Road gets you into downtown in minutes, while Glenmore Trail connects you seamlessly east and west and directly onto Deerfoot and Stoney. No matter where you're headed, you're positioned to get there efficiently. You're also just minutes from Quarry Park, offering restaurants, shops, and a growing business district, along with nearby parks like Beaver Dam Flats and Harvey Passage. Inside, the unit has been completely refreshed from top to bottom. Brand new kitchen, updated bathrooms, new flooring and carpet, fresh drywall, baseboards, and a clean, modern finish throughout. The heavy lifting has already been done with a new furnace, hot water tank, new electrical panel, and new HVAC system, giving you peace of mind moving forward for many years to come. The full basement provides a wide-open footprint that's ready for development into a rec room, gym, office, or additional living space. What truly sets this property apart is the combination of value and functionality. Priced under \$350,000 with condo fees under \$350, and a private fenced yard, this is a rare find in today's market. It offers the space and feel of a townhome with outdoor living, without the compromises typically found at this price point. Whether you're a first-time buyer looking to get into the market with something

move-in ready, or someone who recognizes the long-term upside of a well-located, renovated property, this is a smart, strategic purchase in an area that continues to see growth and demand.