

# \$384,900 - 96s, 203 Lynnview Road Se, Calgary

MLS® #A2218669

**\$384,900**

3 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

Thoughtfully Renovated | 3 Bedrooms | Nature at Your Doorstep

Tucked into a peaceful, pet-friendly complex just steps from the ridge above the Bow River and Beaver Dam Flats, this beautifully updated home offers the perfect blend of style, comfort, and access to the outdoors.

Highlights Youâ€™ll Love:

A Modern Refresh, Done Right

Newly renovated kitchen with full-height cabinets, soft-close hinges, and elegant quartz countertops

Brand new stainless steel appliances, modern light fixtures, and fresh paint throughout

All new interior doors, trim, and casing for a clean, updated look

Luxury vinyl plank flooring on the main, plus new carpet and laminate upstairs

A Layout That Feels Just Right

3 bright upstairs bedrooms, including a primary suite with a walk-in closet

Beautifully redone main bathroom with a deep soaker tub, quartz vanity, and tiled walls and floors

Lower level is framed, with drywall loaded into basement and ready for your ideasâ€”home studio, cozy den, or workshop

Location That Connects You to Nature & the City

Steps to scenic overlooks and trails through Beaver Dam Flats

A short ride to downtown - Deerfoot Trail and future Green Line LRT just a stroll away

Pet-friendly and community-oriented complex



This isn't just a townhouse—it's a place to plant roots.  
A place to host friends, walk by the river, and enjoy life's quieter rhythms without losing access to the energy of the city.

Built in 1978

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218669      |
| Price          | \$384,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,102         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 96s, 203 Lynnvview Road Se |
| Subdivision | Ogden                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2v 2c6                    |

Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground                  |
| Parking Spaces | 1                                 |
| Parking        | Assigned, Off Street, Parking Pad |

Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Recessed Lighting          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, |

|              |                 |
|--------------|-----------------|
|              | Convection Oven |
| Heating      | Forced Air      |
| Cooling      | None            |
| Has Basement | Yes             |
| Basement     | See Remarks     |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Lot Description   | Creek/River/Stream/Pond, Er  |
| Roof              | Asphalt Shingle              |
| Construction      | Mixed                        |
| Foundation        | Poured Concrete              |



**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 2             |
| Zoning         | M-C1          |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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