

# \$329,000 - 47n, 203 Lynnview Road Se, Calgary

---

MLS® #A2246997

**\$329,000**

3 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Ogden, Calgary, Alberta

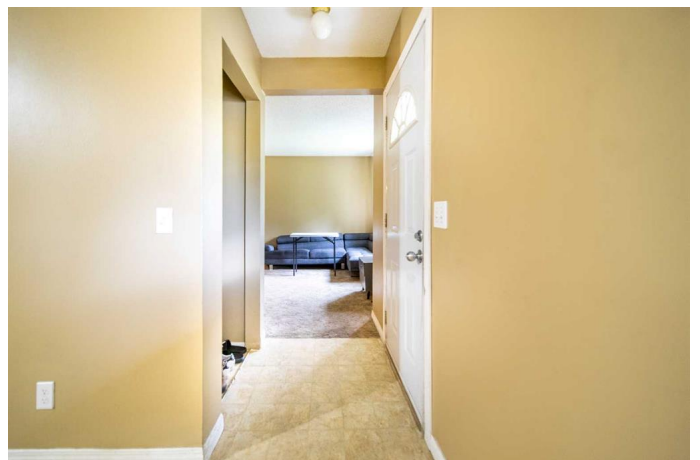
Welcome to this 3-bedroom townhome nestled in the heart of Lynnview, just steps away from the scenic Bow River Pathways. Perfect for first-time buyers, families, or investors, this home offers a comfortable layout, great outdoor space, and a prime location close to all amenities. The main floor features a cozy living room, a functional kitchen with plenty of counter space, and a bright breakfast nook ideal for casual dining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom, providing ample space for family living or a home office setup. The partially finished basement offers excellent potential to create additional living space whether it's a family room, gym, or hobby area. You'll also appreciate the full laundry room and abundant storage options. Outside, enjoy a nicely fenced yard perfect for kids, pets, or relaxing with friends. Located in a quiet, well established community, you're just minutes from parks, schools, shopping, public transit, and quick access to Deerfoot Trail. Whether you're looking to live in or invest, this is an opportunity you won't want to miss!

Built in 1978

## Essential Information

MLS® #                      A2246997

Price                        \$329,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,004         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 47n, 203 Lynnvview Road Se |
| Subdivision | Ogden                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2C 2C6                    |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Partially Finished                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard          |
| Lot Description   | Back Yard, Front Yard, Landscaped       |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stucco, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 18th, 2025  
Days on Market                2  
Zoning                              S-R

**Listing Details**

Listing Office                    RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.