



## 203 Lynnview Road Calgary Alberta

\$369,900

10,000 PRICE IMPROVEMENT - OPEN HOUSE THIS SATURDAY 12PM - 2PM Welcome home - Offering 3 generous bedrooms and 1.5 bathrooms with over 1600+ sq ft of developed living space, this move-in-ready home is perfect for families, first-time buyers, or investors alike. The bright, functional layout showcases modern finishes, a spacious living area, and thoughtful updates throughout. The open basement was designed with flexibility in mind, ideal for entertaining friends in a cozy recreation room hosting movie nights or setting up your private gym. Recent upgrades in the home include a new Furnace (2024), Triple-pane windows (2024), Hot Water Tank (2023). Step outside to your private fenced front yard with a brick patio, ideal for entertaining, gardening, or simply relaxing. You will love the extra privacy and convenient parking just steps away. This property is an unbeatable location, walk to Beaver Dam Flats and nature trails, with schools, parks, shopping, and transit all nearby. Minutes to downtown and the future Green Line LRT. Homes like this don't come up often--don't miss your chance! (id:6769)

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 13.75 Ft x 8.17 Ft

Bedroom 13.83 Ft x 7.33 Ft

Primary Bedroom 15.25 Ft x 8.83 Ft

Recreational, Games room 17.00 Ft x 24.58 Ft

Furnace 9.00 Ft x 21.00 Ft

2pc Bathroom 5.50 Ft x 2.92 Ft

Dining room 9.75 Ft x 10.00 Ft

Kitchen 8.83 Ft x 8.83 Ft

Living room 20.92 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.ajboparai.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)