



203 Lynnview Road Calgary Alberta

\$309,900

Welcome to Riverside Gate! Situated along the ridge in Lynnwood, this 1100+ sq. ft. townhome offers a fantastic location with easy access to walking paths, off-leash areas, parks, transit and major routes throughout the city. Offering great value this move-in ready townhome features 3 bedrooms, 1.5 bathrooms and a private fenced yard. The main floor includes a spacious living room with a large front window, a functional kitchen with wide-plank laminate flooring, a good-sized eating area, pantry and convenient powder room. Upstairs you'll find a generous primary bedroom with ample closet space, two additional bedrooms and an updated full bathroom. The undeveloped basement offers laundry, plenty of storage and excellent potential for future development. Outside, enjoy your own fenced yard with space to relax or entertain. While not brand new, important updates have been completed over the years, including replacement windows and furnace. An assigned parking stall is included, along with plenty of street parking for visitors or additional vehicles. Located in a well-managed complex with affordable condo fees of just \$350/month, this property offers an excellent combination of location, value and future potential. A great opportunity for first-time buyers, investors or anyone looking for an affordable home in a great location. Don't miss out! (id:6769)

Recreational, Games room 20.42 Ft x 25.33 Ft

Laundry room Measurements not available

Living room 17.50 Ft x 11.50 Ft

Dining room 9.75 Ft x 10.00 Ft

Kitchen 8.83 Ft x 8.75 Ft

2pc Bathroom Measurements not available

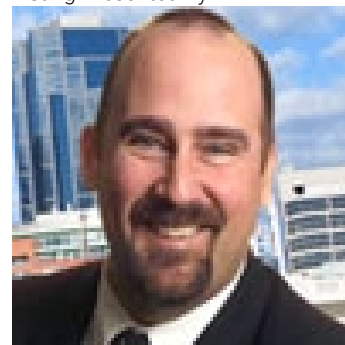
Bedroom 13.83 Ft x 7.33 Ft

Bedroom 13.83 Ft x 8.25 Ft

Primary Bedroom 15.67 Ft x 8.92 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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