DANIEL CRAM

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100, 203 Lynnview Road SE
Calgary, Alberta

MLS # A2234900

$400,000

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,070 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 332
Basement:	See Remarks	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	S-R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, See Remarks, Vinyl Windows		

Inclusions:	None

OPEN HOUSE SATURDAY JULY 5TH FROM 11AM -1PM . Welcome to Unit 100, 203 Lynnview Road SE in the well-managed complex of Riverside Gate. This beautifully renovated end unit offers 3 spacious bedrooms and 1.5 bathrooms, perfect for families, first-time buyers, or investors. Thoughtfully updated and meticulously cared for, this home features a bright and functional layout with modern finishes throughout. Enjoy the private fenced yard—ideal for relaxing, gardening, or entertaining—and appreciate the added privacy of being an end unit. Convenient visitor parking is just steps away, and the location provides quick access to parks, schools, transit, and all amenities. A move-in-ready gem in a desirable community! Steps away to nature trails walking through Beaver Dam Flats. Minutes to all amenities, short drive to downtown and future Green Line LRT. These corner units rarely come up.