

3131 63 Avenue #403, Calgary T3E 6N4

MLS® #: **A2153799** Area: **Lakeview** Listing **08/08/24** List Price: **\$514,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,416**
 Low Sqft:
 Ttl Sqft: **1,416**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Heated Garage,Parkade,Paved,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Laminate Counters,Walk-In Closet(s)**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`8" x 9`9"	Foyer	Main	5`9" x 9`1"
Kitchen	Main	11`2" x 12`6"	Living Room	Main	19`3" x 13`8"
2pc Bathroom	Main	4`8" x 5`11"	Bedroom	Second	12`9" x 9`1"
5pc Bathroom	Second	11`9" x 5`10"	Bedroom - Primary	Second	11`9" x 18`3"
Furnace/Utility Room	Basement	19`2" x 13`7"			

Legal/Tax/Financial

Condo Fee:
\$580

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d111

Legal Desc: **7810631**

Remarks

Pub Rmks: *****OPEN HOUSE Saturday Sept.14 from 2pm-4pm*** Affordable 2 Bedroom opportunity in Lakeview! Move-In Ready Townhome with Modern Updates in this beautifully renovated townhome in Lakeview Green Phase 2. This pet-friendly property features numerous updates, making it the perfect place to call home. Inside, you'll find two generously sized bedrooms and one and a half baths, along with two underground heated parking stalls. The kitchen boasts ample maple cabinetry, abundant storage, an eat-up island, and upgraded stainless steel appliances, including a newer dishwasher and stove (2021). Adjacent to the kitchen, the formal dining room comfortably accommodates up to 10 guests and overlooks a sunken living room with soaring 10-foot ceilings. The living area is anchored by a cozy corner gas fireplace, enhancing the inviting atmosphere. Step through large patio doors to your private, fenced yard with low maintenance astro turf, perfect for enjoying the morning sun. The open stringer staircase features new carpeting, leading to the upper floor where you'll discover two spacious bedrooms. The primary bedroom offers a large walk-in closet, private deck, and access to an oversized cheater 5-piece bathroom—easily convertible into two separate bathrooms if desired. The second bedroom also includes a walk-in closet and a bright window. The home has been recently painted, giving it a fresh, modern feel. The basement level offers a substantial utility/storage room, complete with laundry facilities, a washing sink, an updated furnace, and a newer electrical panel. From here, you have direct access to the heated underground parking stalls. Centrally located in the heart of Lakeview, this home is less than half a block from Jennie Elliott and Bishop Pinkham schools, and within walking distance to shopping, Glenmore Park pathways, and only a 12-minute commute to downtown. Don't miss out—schedule your viewing today!**

Inclusions: n/a
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











