



THE
A-TEAM

**RE/MAX
FIRST**

2844 63 Avenue, Calgary T3E 5J9

MLS®#: **A2162288**

Area: **Lakeview**

Listing Date: **09/03/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **1,120**

Low Sqft:

Ttl Sqft: **1,120**

Lot Information

Lot Sz Ar: **5,242 sqft**

Lot Shape:

DOM

15

Layout

Beds: **3 (3)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Gentle Sloping,Landscaped,Street Lighting,Private,Rectangular Lot,See Remarks

Alley Access,Garage Door Opener,Garage Faces Rear,Heated Garage,Oversized,See Remarks,Side By Side,Triple Garage Detached,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Quartz Counters,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 13`6"
Kitchen	Main	11`8" x 9`10"
Bedroom	Main	10`0" x 8`7"
Mud Room	Main	4`10" x 3`2"
Family Room	Basement	13`2" x 12`8"
Hobby Room	Basement	13`4" x 11`3"
3pc Ensuite bath	Main	6`9" x 4`11"

Room	Level	Dimensions
Dining Room	Main	7`5" x 7`3"
Bedroom - Primary	Main	13`5" x 10`0"
Foyer	Main	5`6" x 3`11"
Porch - Enclosed	Main	8`1" x 7`0"
Game Room	Basement	18`6" x 9`5"
4pc Bathroom	Main	9`2" x 4`8"
3pc Bathroom	Basement	6`4" x 6`0"

Furnace/Utility Room
Bedroom

Basement
Main

6`7" x 6`4"
10`0" x 7`11"

Laundry

Basement

16`2" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

805JK

Remarks

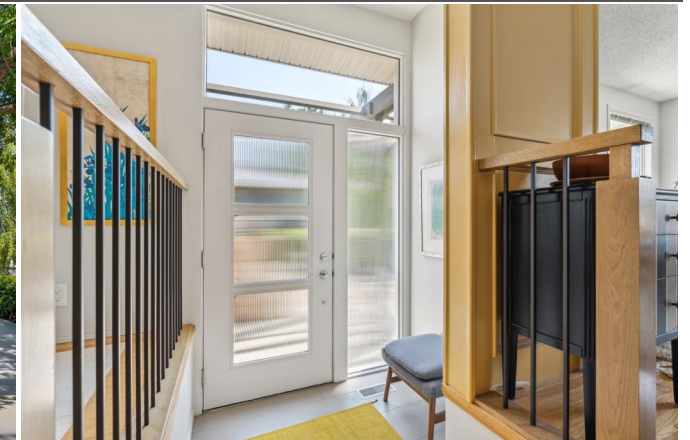
Pub Rmks:

Welcome to your dream home! This beautifully updated and upgraded Mid-Century 3 bedroom bungalow in the sought-after Lakeview area of Calgary is a perfect blend of classic charm and modern convenience. With meticulous attention to detail, this home boasts a stunning custom-designed kitchen by Superior Cabinets,(2016)featuring elegant white quartz countertops—ideal for both cooking and entertaining. Step inside to discover a bright, open floor plan enhanced by large windows that fill the space with natural light. The main level offers three bedrooms and is adorned with gorgeous hardwood and ceramic tile flooring throughout. The lower level is a true highlight, offering various recreation and hobby rooms, a third full bathroom, and a dedicated workout area—perfect for family fun or personal pursuits. Recent upgrades include a high-efficiency furnace and hot water tank installed in 2021, ensuring comfort and energy savings, electrical totally redone in 2016. The outdoor space is equally impressive, featuring a meticulously custom-designed yard by Twisted Rock Design, complete with two stunning pergolas crafted by architect Rob Pashuk which also completed a redesign of the front entrance waterfall front sidewalks, low maintenance rock garden, period fencing details with lighting and convenient guest parking pad. Enjoy serene evenings around the Japanese-inspired gas fire pit amidst beautifully landscaped concrete patios, newer fencing, and a convenient storage shed. The seller substantially redeveloped the yard front and back plus added the new garage. Car enthusiasts will appreciate the triple garage, built in 2015, which is dry-walled, insulated, and heated, with epoxy flooring - cabinetry providing ample space for a workshop and storage. Location is everything! This property is just minutes away from local shopping centers and the picturesque Glenmore Reservoir, complete with expansive park areas and scenic walking and biking trails. With easy access to major roadways and a vibrant community atmosphere, this is a fantastic place to call home. Don't miss your chance to own a slice of paradise in one of Calgary's most desirable neighborhoods. Schedule your private showing today!

Inclusions:
Property Listed By:

**Custom designed Japanese style gas fire pit
RE/MAX Real Estate (Central)**

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







2844 63 AVENUE SW
 HOMEWORK OFFICE, GYMNASIUM, GARAGE
 MAIN LEVEL (AND): 1132 SQ. FT. / 104.12 SQ. FT.
 TOTAL ABOVE GROUND AREA: 1105.53 SQ. FT. / 104.12 SQ. FT.
 BASEMENT DEVELOPED AREA (B1): 1046.28 SQ. FT. / 96.63 SQ. FT.
 BASEMENT UNDEVELOPED AREA (B2): 80.23 SQ. FT. / 7.48 SQ. FT.
 TOTAL AREA: 2041.86 SQ. FT. / 208.23 SQ. FT.

