



THE
A-TEAM

**RE/MAX
FIRST**

5907 LOCKINVAR Road, Calgary T3E 5X4

MLS®#: **A2163978**

Area: **Lakeview**

Listing Date: **09/12/24**

List Price: **\$899,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Finished Floor Area
Abv Sqft: **1,053**
Low Sqft:
Ttl Sqft: **1,053**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,608 sqft**
Lot Shape: **Lot depth is the average of sides.**

Parking
Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Treed**
Park Feat: **Alley Access,Garage Faces Rear,Single Garage Detached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	18`7" x 11`10"
Kitchen	Main	11`2" x 10`9"
Bedroom	Main	11`9" x 8`11"
4pc Bathroom	Main	7`11" x 4`10"
Bedroom	Lower	13`0" x 9`9"
Furnace/Utility Room	Lower	13`5" x 8`5"

Room	Level	Dimensions
Dining Room	Main	11`7" x 9`1"
Bedroom - Primary	Main	11`11" x 9`11"
Bedroom	Main	11`9" x 8`10"
Game Room	Lower	21`10" x 19`0"
4pc Bathroom	Lower	7`10" x 4`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1

4305JK

Remarks

Pub Rmks: **** OPEN HOUSES Sat & Sun 2-5pm **** ___ This goldilocks gem in highly sought after LAKEVIEW is MOVE-IN READY, NOW! ___ It is not too big, not too small, at 1,053 SF main floor, 902 SF lower and 1,955 SF total living space. ___ Fully renovated, this charming bungalow on a quiet street sits on a spacious 50 Ft x 112 Ft SW-facing, fenced, level lot with mature trees. The single-car garage is accessible from the asphalt paved back lane that keeps your vehicle clean. ___ Enter through the oversized solid wood front door, place your coats in the convenient entry closet and be greeted by the spacious open-plan living spaces with hardwood flooring, knockdown ceiling, elegant wainscoting and all new doors and trim. The bright living room in front features big picture windows and the formal dining room overlooks the backyard. The fully renovated kitchen features expansive granite countertops, glass-tile backsplash, stainless steel appliances, soft close cabinets and large kitchen sink with a great view of the SW backyard. ___ There are 3 spacious bedrooms on the main floor, ample closet spaces and a renovated 4-pc bathroom with tiled flooring, granite-top vanity and fully tiled tub/shower combo. ___ The fully developed lower level with plush carpets, knockdown ceilings and pot lights offers a spacious versatile space for family room, playroom or gym, as well as a 4th bedroom and a 4-pc bathroom with oversized vanity and tub/shower combo. Convenient laundry closet with high-end washer and dryer plus multiple storages places complete the lower level. ___ Outdoors, enjoy the sunsets on the large deck with a gas line for BBQ, over your large fully-fenced backyard. ___ The exterior Hardie Board siding and newer vinyl windows require minimal maintenance. Additional recent updates includes new hot water tank, new fence and newer 35-year roof shingles. ___ There are great schools in the neighbourhood: Jennie Elliot, St. Leo, Bishop Pinkham and Connect Charter, plus others just minutes away by car, including Lycée International de Calgary, Masters Academy and Clearwater Academy. ___ Get to know your personal baker, barber, seamstress and barista in the local Lakeview Plaza. Drive east to Chinook Centre or west to Westhill Shopping Centre. Downtown is just 15 minutes up on Crowchild Trail. ___ Stay fit by golfing at either the storied Earl Golf Club or the public Lakeview Nine, walk / bike the extensive pathways of North and South Glenmore Park, or join the excellent gym at Mount Royal University. ___ **WHETHER YOU ARE A PROFESSIONAL COUPLE, A YOUNG GROWING FAMILY OR RETIRED SENIORS, THIS FINE BUNGALOW IS THE IDEAL HOME FOR YOU! ___ ACT NOW !**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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







