



THE A-TEAM

RE/MAX FIRST

3131 63 Avenue #419, Calgary T3E 6N4

MLS#: A2167293 Area: Lakeview Listing: 09/19/24 List Price: \$479,900
Status: Active County: Calgary Change: -\$10k, 04-Oct 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:

Access:

Low Maintenance Landscape, Level, Other, Private, Rectangular Lot, See Remarks
Off Street, Parkade, Underground

DOM

28
Layout
Beds: 2 (2)
Baths: 1.5 (1 1)
Style: 3 Level Split

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Lighting, Other, Private Entrance, Private Yard

Construction: Wood Frame, Wood Siding
Flooring: Carpet, Concrete, Other
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Natural Woodwork, Open Floorplan, Quartz Counters, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, Bedroom, Furnace/Utility Room, Dining Room, Kitchen, 4pc Bathroom, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d111**

Legal Desc: **7810631**

Remarks

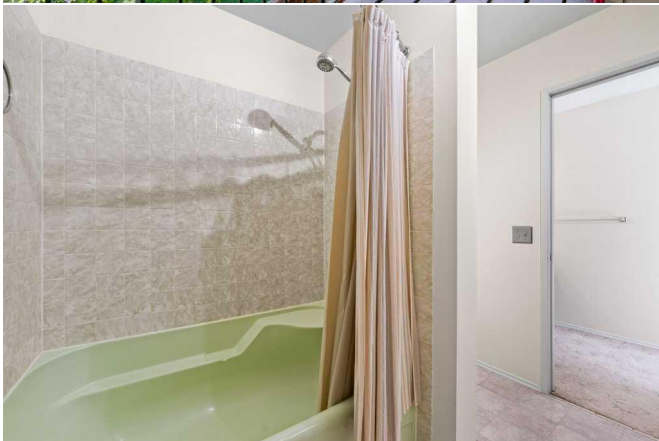
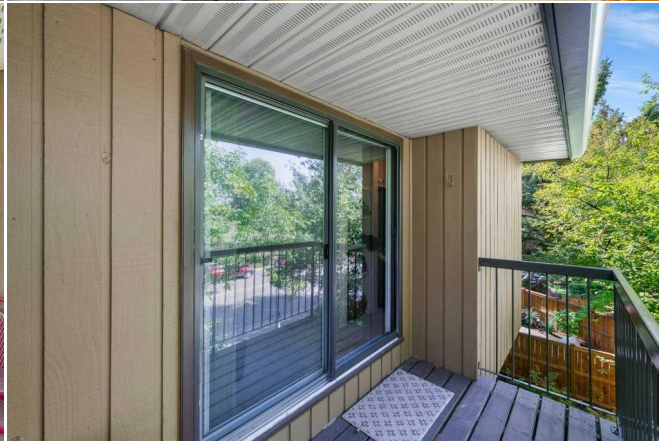
Pub Rmks: **Beautiful townhouse located in the desirable community of Lakeview with over 1450 square feet of AG space! As you step inside, you'll immediately notice ample sunlight, exposed wood features, floating staircase & more! The beautifully renovated kitchen, features sleek cabinets, an opening that overlooks both the living & dining room area, quartz countertops, and cleverly integrated storage solutions. The spacious island adds extra functionality with a breakfast bar, and the sleek concrete floors bring a contemporary vibe that is also durable. The main floor also includes an upgraded half bath, a generous dining area, and a sunken living room with a striking wood feature full-height gas fireplace. Outside, enjoy the privacy of your yard featuring a fully fenced in area with patio, surrounded by mature trees and designed for easy upkeep. Upstairs, the primary bedroom is generously sized, with a walk-in closet and shared access to a Jack-and-Jill bathroom, which connects to the second bedroom. Convenient laundry room is located on the upper level. Complete with 2 underground parking spots and additional storage, this Lakeview gem offers everything in a prime location. Move in today and turn your Lakeview dream, into a reality!**

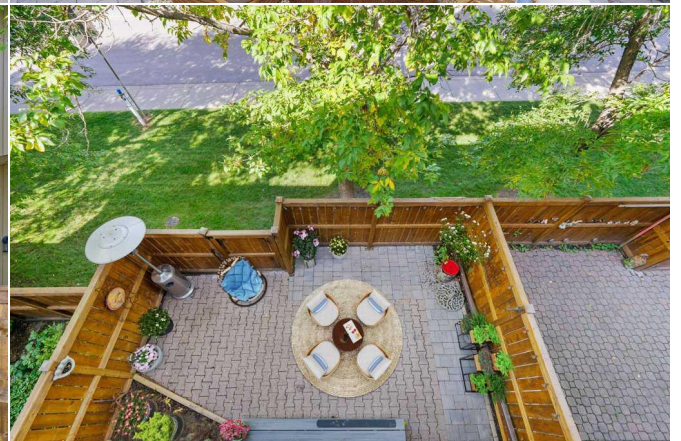
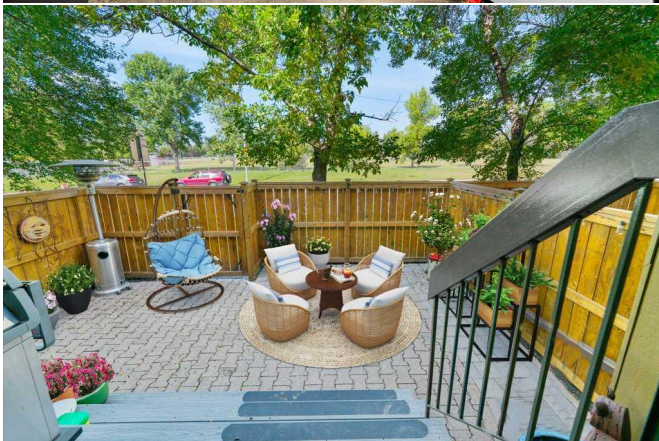
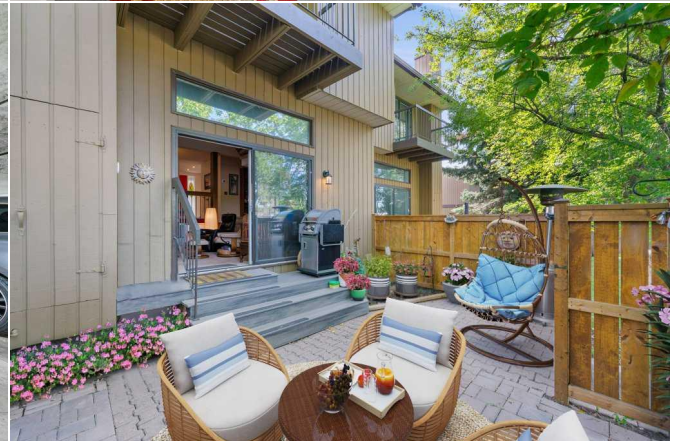
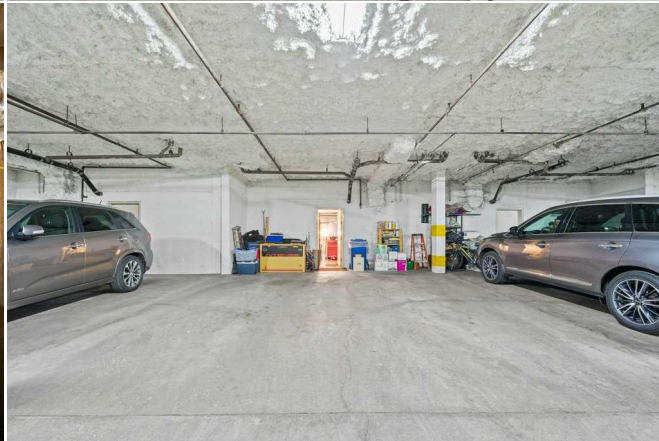
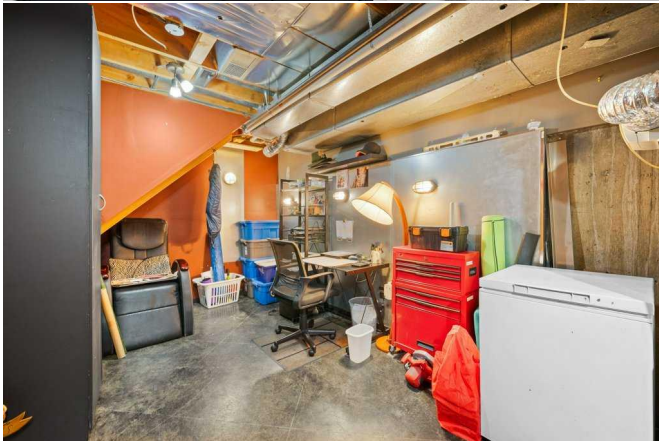
Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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











419-3131 61 Ave SE, Calgary, AB

Main Floor Exterior Area 735.60 sq ft



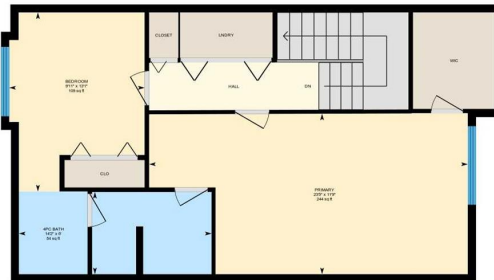
0 3 6 ft PREPARED: 2024/09/16

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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2nd Floor Exterior Area 715.68 sq ft



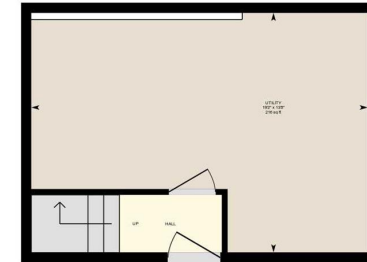
0 3 6 ft PREPARED: 2024/09/16

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419-3131 61 Ave SE, Calgary, AB

Basement (Below Grade) Exterior Area 206.28 sq ft



0 2 4 ft PREPARED: 2024/09/16

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