



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2715 63 Avenue, Calgary T3E5J6**

MLS®#: **A2167823**

Area: **Lakeview**

Listing Date: **09/22/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

Lot Sz Ar: **5,747 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,094**  
Low Sqft:  
Ttl Sqft: **1,094**

DOM

**37**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>14`9" x 14`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`4"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`1" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 8`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`8" x 22`10"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**377JK**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to the prestigious community of Lakeview! A fully renovated four bedroom bungalow in one of Calgary's most sought after communities. This immaculate & charming home comes with all the upgrades. Refinished hardwood floors. Stainless steel appliances, a gas stove, quartz countertops and two tone cabinets are just a few. There is a convenient dining area with a built-in buffet, perfect for hosting. Three bedrooms, a full bathroom and a two piece ensuite complete the main floor. The fully renovated basement includes a living room and a private primary suite with a large custom, walk-in closet and a three piece ensuite. Enjoy your south facing backyard; with a playground on an oversized lot. A double detached garage with a side driveway and plenty of parking is an additional bonus. Book your viewing today! Close to Glenmore Park, and all amenities.**

Inclusions: **Kids play structure, basement fridge**  
Property Listed By: **eXp Realty**

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







