

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

60
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** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 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	Room	Level	Dimensions
Bedroom - Primary	Basement	14`9" x 14`0"	Bedroom	Main	8`1" x 12`1"
Bedroom	Main	9`0" x 8`4"	Bedroom	Main	8`7" x 11`2"
Living Room	Main	13`2" x 12`0"	Kitchen	Main	13`0" x 8`10"
Dining Room	Main	9`0" x 8`4"	Family Room	Basement	20`8" x 22`10"
3pc Ensuite bath	Basement	0`0" x 0`0"	2pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

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







