

3424 54 Avenue, Calgary T3E 5H2

MLS® #: **A2173017** Area: **Lakeview** Listing Date: **10/16/24** List Price: **\$799,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1967**  
Lot Information  
 Lot Sz Ar: **6,781 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,008**  
 Low Sqft:  
 Ttl Sqft: **1,008**

DOM  
**13**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,See Remarks**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Brick,See Remarks,Wood Frame**  
 Flooring: **See Remarks**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`5" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`1" x 12`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>2`6" x 3`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 8`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`11" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 16`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`11" x 3`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`11"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4305JK**

Remarks

Pub Rmks: **This large Lakeview property, measuring 55 feet in width and 130 feet in depth on the west side, offers a generous lot size of 6,781 square feet. Situated on a corner lot, it presents excellent redevelopment potential, enhanced by recent blanket re-zoning. Options include building a new single-family home, duplex, two detached homes, lane suites, basement suites, or even multi-family residences. Alternatively, the existing home can be renovated, with some improvements already in place, including some newer upper-level windows, a 2022 AC unit, and a high-efficiency furnace installed in 2017. The property features an oversized double garage, newer concrete sidewalks, and patio. Some demolition work has already begun, making it ideal for those considering renovations. Lakeview is a sought-after neighborhood known for its top-rated schools and proximity to outdoor attractions like Weaselhead Flats, Glenmore Reservoir, and the Calgary Rowing and Canoe Clubs. It's also conveniently located near the Earl Grey Golf Club, Grey Eagle Event Centre, Mount Royal University, and several prestigious schools. The new SW Ring Road and Taza development provide easy access to additional amenities. The property is vacant and available for immediate possession.**

Inclusions: **Home being sold as is, where is.**  
Property Listed By: **RE/MAX Realty Professionals**

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









