



THE
A-TEAM

**RE/MAX
FIRST**

6718 LARCH Court, Calgary T3E 6E8

MLS®#: **A2185897**

Area: **Lakeview**

Listing Date: **01/09/25**

List Price: **\$1,290,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **9,687 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,057**

Low Sqft:

Ttl Sqft: **2,057**

DOM

1

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Many Trees, See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco, Wood Frame, Wood Siding

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer**

Int Feat: **Built-in Features, See Remarks, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`0"
Dining Room	Main	10`9" x 13`2"
Kitchen	Main	9`1" x 12`9"
3pc Ensuite bath	Upper	4`1" x 9`8"
Bedroom	Upper	8`3" x 13`11"
Bedroom	Upper	8`3" x 13`6"
Den	Basement	13`11" x 8`0"

Room	Level	Dimensions
Breakfast Nook	Main	9`1" x 12`8"
Family Room	Main	13`6" x 15`6"
Living Room	Main	14`3" x 21`5"
4pc Bathroom	Upper	6`7" x 7`6"
Bedroom	Upper	13`6" x 10`3"
Bedroom - Primary	Upper	13`5" x 13`11"
Game Room	Basement	13`11" x 22`10"

Furnace/Utility Room

Basement

6`7" x 8`7"

Workshop
Legal/Tax/Financial

Basement

14`1" x 8`5"

Title:
Fee Simple
Legal Desc:

1337JK

Zoning:
R-CG

Remarks

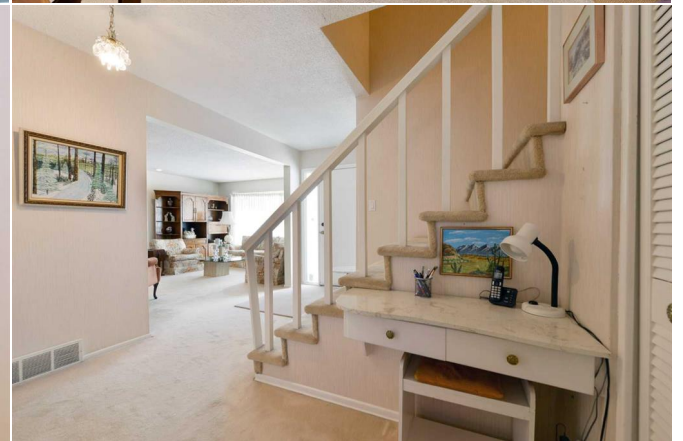
Pub Rmks: **FIRST TIME TO MARKET. Located on a quiet cul-de-sac, this immaculately maintained two storey over 2000 sq ft one owner home in the heart of Lakeview village, one of Calgary's most exclusive inner city neighbourhoods, sits on an over 70ft x128ft lot. This is a rare opportunity to purchase in the exclusive enclave of Lakeview Village. Private and backing onto a pathway, this 4 bedroom up custom built one owner home with double attached garage has an excellent layout offering exceptional potential for renovation. Flooded with natural sunlight throughout the day, the expansive living room with fireplace opens to the large dining area overlooking the massive backyard. The large kitchen opens to the breakfast area and sunken family room. The discreet powder room and laundry is located at the back of the house near the mudroom entry to the backyard. The sizeable primary bedroom with ensuite overlooks the backyard, and 3 additional good-sized bedrooms and an additional bathroom completes the upstairs. The lower level offers a large rec room, flex room, and huge storage area. Lakeview is known for its excellent schools and proximity to phenomenal outdoor amenities including Weaselhead Flats, a 237 hectares Natural Environment Park, Glenmore Reservoir, with the Calgary Rowing and Canoe Clubs, The Earl Grey Golf Club just a few blocks away, and Grey Eagle Event Centre, Mount Royal University, and several prestigious schools all within a few minutes drive.**

Inclusions:
Property Listed By: **Hood Fan, Shed
RE/MAX Realty Professionals**

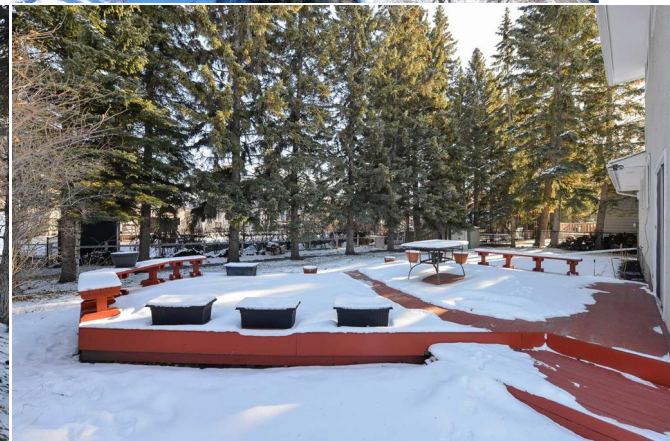
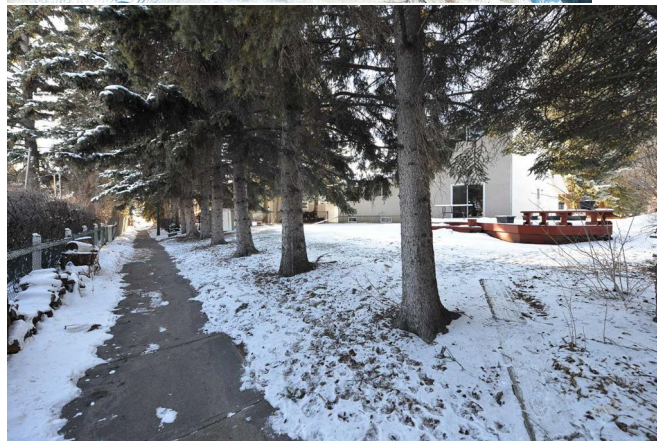
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

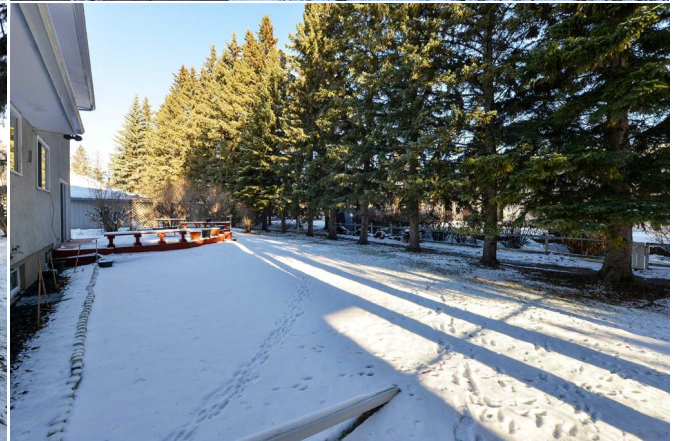












6718 Larch Ct SW, Calgary, AB

Main Floor Exterior Area 123.07 sq ft
Interior Area 145.64 sq ft
Excluded Area 100.82 sq ft



PREPARED: 2025/1/28



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

6718 Larch Ct SW, Calgary, AB

2nd Floor Exterior Area 53.28 sq ft
Interior Area 77.41 sq ft



PREPARED: 2025/1/28



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6718 Larch Ct SW, Calgary, AB

Basement (Below Grade) Exterior Area 100.27 sq ft
Interior Area 378.21 sq ft
Excluded Area 405.54 sq ft



PREPARED: 2025/1/28



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