



THE
A-TEAM

**RE/MAX
FIRST**

3131 63 Avenue #611, Calgary T3E 6N4

MLS® #: **A2199881**

Area: **Lakeview**

Listing Date: **03/06/25**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area

Abv Sqft: **1,306**
Low Sqft:
Ttl Sqft: **1,306**

DOM

4

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Oversized,Parkade,See Remarks,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$586**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-CG**

Legal Desc: **7810631**

Remarks

Pub Rmks: **Presenting an exquisite end-unit townhome nestled in the sought-after community of Lakeview, renowned for its serene environment with close proximity to the**

Glenmore Reservoir. This award-winning residence, honored with the SAM 'Best Home Renovation' of the year, offers a harmonious blend of modern design and functional living spaces. Boasting 2 bedrooms, 2.5 bathrooms, and a fully finished basement, this residence offers nearly 1,550 sqft of sophisticated living space. Sure to impress even the most discerning buyers, the open-concept main floor is light and bright with large windows and an abundance of natural light highlighting the beautiful engineered flooring as it seamlessly flows throughout the space. The gourmet kitchen is a chef's delight, featuring custom cabinetry, quartz countertops with a waterfall island, and top-tier stainless steel appliances, including an induction stovetop, built-in oven, and microwave. The adjacent, sunken living area is accentuated by a gas fireplace and built-in speakers, which invites relaxation. Extend your living space outdoors to the private, SW facing tiered cedar deck, perfect for entertaining amidst the surrounding mature trees - your own private oasis. Ascend the architecturally striking open-riser staircase to discover two generous bedrooms. The primary bedroom boasts built-in speakers, a walk-in closet, a private balcony, and a luxurious ensuite equipped with a curbless shower, dual sinks, and heated floors. The second bedroom also features its own 4-piece ensuite bathroom. For added convenience, laundry facilities are also located on this level. The fully finished basement offers versatile space, ideal for a den or recreation area. Direct access leads to two heated underground parking stalls, complemented by additional storage—a rare and valuable feature. This is more than just a home, it is an opportunity to live in a vibrant inner-city community, it is an opportunity to enjoy an active lifestyle sailing, fishing, and kayaking. The area is adorned with numerous hiking and cycling trails, especially around the Weaselhead flats and Glenmore Trail. The Calgary Rowing Club, Calgary Canoe Club, and Earl Grey Golf Club are all just a stone's throw away. Don't miss your chance to view this amazing property, book a private tour today.

Inclusions:
Property Listed By:

**TV Mounts
Real Broker**

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









