

# \$849,000 - 2715 63 Avenue Sw, Calgary

MLS® #A2217045

## \$849,000

4 Bedroom, 3.00 Bathroom, 1,089 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Located in the Extremely desirable community of Lakeview. Right at the entrance of North Glenmore Park. This renovated Bungalow, with open concept, is ready for a new family! It can easily be converted to Separate Entrance for the Basement! New Kitchen, with upgraded cabinets and Quartz countertops. A Gas stove! Beautiful Hardwood flooring on the main floor. Newer Carpets in the bedrooms. Newer Windows throughout the main floor as well. 3 bedrooms on the main floor, including a large Primary bedroom with a 2 pc ensuite bath. In the basement, you will find a very spacious 4th bedroom with a massive walk-in closet! And a flex space and large recreation/living room. This property is on a Large 57.48 Foot Wide Lot! With Oversized Detached Double Garage and Back Ally. Quiet and Serene community, with it's own schools, shops and golf course. Short Drive to Downtown. You are also only minutes away to Chinook Mall, Mount Royal University, Rockyview Hospital, Heritage Park and many more amenities. Don't forget North Glenmore Park and Glenmore Reservoir right at your doorsteps! You want to be a part of the Lakeview Community. This house is the one! Book a viewing today!

Built in 1961

## Essential Information

MLS® #

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|                |             |
|----------------|-------------|
| Price          | \$849,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,089       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2715 63 Avenue Sw |
| Subdivision | Lakeview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 5J6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lake, Lawn, Level |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 41            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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