

# \$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

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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	9
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Capital Realty
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