

**2715 63 Avenue SW**  
**Calgary, Alberta**

**MLS # A2167823**



**\$829,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** Kids play structure, basement fridge

Welcome to the prestigious community of Lakeview! A fully renovated four bedroom bungalow in one of Calgary's most sought after communities. This immaculate & charming home comes with all the upgrades. Refinished hardwood floors. Stainless steel appliances, a gas stove, quartz countertops and two tone cabinets are just a few. There is a convenient dining area with a built-in buffet, perfect for hosting. Three bedrooms, a full bathroom and a two piece ensuite complete the main floor. The fully renovated basement includes a living room and a private primary suite with a large custom, walk-in closet and a three piece ensuite. Enjoy your south facing backyard; with a playground on an oversized lot. A double detached garage with a side driveway and plenty of parking is an additional bonus. Book your viewing today! Close to Glenmore Park, and all amenities.