



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3608 58 Avenue SW**  
**Calgary, Alberta**

**MLS # A2252662**



**\$780,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters, Tankless Hot Water		

**Inclusions:** N/A

Exceptional Value with great location in Lakeview!!! This charming 3 Bedroom, 2 Bathroom Bungalow sits on a large lot with a double detached garage in one of Calgary's most desirable neighbourhood's! The main floor welcomes you with original hardwood floors, a brick faced wood burning fireplace and a bright kitchen with granite countertops, plenty of cabinets and ample prep spaces. Plus a dedicated dinning room, 2 bedrooms and a 4pc bathroom. The fully finished lower level expands your living space with a large Rec room, an additional bedroom, 3pc bathroom and the convenience of hot water on demand. Step outside and enjoy the expansive backyard, oversized patio and pergola that are ready for your personal touch! Lakeview is the perfect place to call home, known for its mature tree's, parks, pathways, excellent schools and easy access to major roads for commuters. This home is move in ready if needed, great for investors, renovators or anyone looking for their dream lot in Lakeview!