

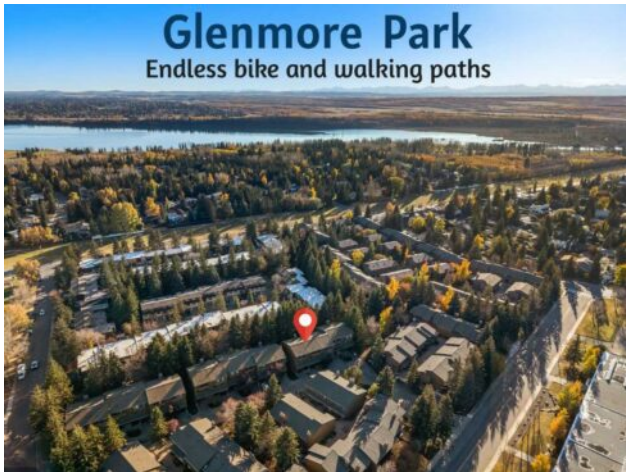


GRASSROOTS
REALTY GROUP

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303, 3131 63 Avenue SW
Calgary, Alberta

MLS # A2259621



\$589,000

Division:	Lakeview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 586
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Lakeview Greens, the pinnacle of desirable living in Calgary's sought-after Lakeview community. This exceptional townhome boasts a sun-drenched, south-facing backyard and an unbeatable location that truly has it all. Families will appreciate being just steps away from top-rated schools, including Jennie Elliot Elementary, Bishop Pinkham Jr. High, and Connect Charter School. Take leisurely strolls along Lakeview's charming, tree-lined pathways, or enjoy nearby outdoor gems like North Glenmore Park, Weaselhead Provincial Park, and the prestigious Earl Grey Golf Course. Commuters will love the quick drive to downtown Calgary, while mountain enthusiasts can escape to the Rockies in under 45 minutes. Step inside to find a beautifully designed townhome featuring gorgeous hardwood flooring throughout. The open riser stairs lead to a mid-century inspired layout, evoking warmth and calm. The chef-inspired kitchen includes white quartz countertops, a striking butcher block island, sleek modern cabinetry, stainless steel appliances, a subway tile backsplash, and a practical corner pantry. The spacious living room is flooded with natural light from large patio doors that open onto your private backyard, anchored by a cozy wood-burning fireplace — perfect for entertaining or unwinding after a long day. Upstairs, you'll discover two generous bedrooms (which could easily be converted back into three), including a serene primary suite featuring a large walk-in shower, creating a peaceful retreat. The finished basement studio adds versatility, ideal for a home gym, creative space, or private office. Notable updates include a new furnace (2023), hot water tank (2021), dishwasher (2024), fridge (2021), and all windows replaced in 2017. This remarkable home is your opportunity — don't miss the chance to make

Lakeview Greens your new address. Book your private viewing today and experience the best of Lakeview living. Don't forget to explore the immersive virtual tour of this exceptional home!