



GRASSROOTS
REALTY GROUP

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3704 58 Avenue SW
Calgary, Alberta

MLS # A2270110



\$1,050,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,284 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Gravity, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Storage		

Inclusions: Windows in the garage

OPEN HOUSE SUNDAY NOVEMBER 16 1PM TO 3 PM!! Welcome to this beautifully updated bi-level home in the highly sought-after community of Lakeview. Featuring 2 bedrooms up and 2 down, this renovated property combines modern style, functionality, and an unbeatable location. The heart of the home is the stunning modern kitchen, designed with both beauty and practicality in mind. It features a large island with seating, perfect for family gatherings or entertaining friends, along with stainless steel appliances, an induction oven, sleek cabinetry, and plenty of counter space for meal prep. The open layout flows seamlessly into the dining and living areas, creating a bright, welcoming space filled with natural light. The fully finished basement expands your living options, offering two additional bedrooms, a spacious family room, and a full bathroom—plus a home office, or gym area. Located just steps from Connect Charter School, North Glenmore Park, close to shopping, parks, and amenities, this home offers exceptional convenience. With quick access to Stoney Trail and Glenmore Trail, commuting anywhere in the city is easy. Move-in ready and situated in one of Calgary's most desirable communities, this Lakeview home perfectly balances modern living, comfort, and location.