



**GRASSROOTS**  
REALTY GROUP

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

**3704 58 Avenue SW**  
**Calgary, Alberta**

**MLS # A2270110**



**\$999,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Gravity, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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.