



**GRASSROOTS**  
REALTY GROUP

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**3420 Lane Crescent SW**  
**Calgary, Alberta**

**MLS # A2271923**



**\$799,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

Charming 1125 sq. ft. bungalow sits on one of the best streets in Lakeview, situated on a pie-shaped 5,200 sq ft lot with mature trees, vinyl fencing, a large patio, garden plot and a storage shed. Inside, you'll find vaulted ceilings that enhance the spacious, open feel of the home, while the updated black kitchen with granite countertops and stainless-steel appliances adds a modern touch. The bright main floor includes a large primary bedroom with a walk-in closet, a generously sized second bedroom, and an oversized bathroom with a soaker tub and separate shower. The fully developed basement features a brick faced gas fireplace, a spacious rec room with a wet bar, a large bedroom (non-egress window), a 2-piece bath, and plenty of storage. Well maintained with updated roofing and furnace, this home also includes a front-facing single garage with driveway parking and rear alley access. Ideally located close to North Glenmore Park, top-rated schools, shopping, transit, and the Glenmore Reservoir, with quick road access to Crowchild Trail and Stoney Trail, making this one of Lakeview's most desirable opportunities.