



GRASSROOTS
REALTY GROUP

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6123 Lacombe Way SW
Calgary, Alberta

MLS # A2273752



\$699,950

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: noned

Opportunity Awaits in the Heart of Lakeview. Discover the potential of this prime property in Lakeview, one of Calgary's most coveted inner-city communities. Known for its mature tree-lined streets, strong sense of community, and unmatched access to both amenities and nature, Lakeview continues to be a top choice for families and professionals alike. This property is ideally situated walking distance to top-rated schools, Lakeview Plaza for daily conveniences, and the wide-open green spaces of North Glenmore Park. Outdoor enthusiasts will love being just steps from pathways, playgrounds, and the scenic Reservoir, while golf lovers can enjoy easy access to the prestigious Earl Grey Golf Club. The existing home sits on a generous 52-foot wide lot, offering endless possibilities—whether you're looking to renovate, build your dream home, or create a modern infill that takes full advantage of this expansive space. With such a rare lot size in this sought-after neighbourhood, the opportunity here is truly exceptional. Lakeview offers the best of both worlds: a peaceful, family-friendly environment surrounded by nature, yet only minutes from downtown Calgary, Mount Royal University, and major roadways for quick connections across the city. This is more than a property—it's a chance to design your lifestyle in one of Calgary's most desirable neighbourhoods. Book your private showing today and explore the endless possibilities!