



**GRASSROOTS**  
REALTY GROUP

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2631 63 Avenue SW  
Calgary, Alberta

MLS # A2281236



**\$850,000**

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1961 (65 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	High Efficiency	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: -

Investor/Builder Alert !! ( This is land sale only) Rare In-Fill Opportunity: Ready-to-Build Luxury Lot in Lakeview SW, Skip the red tape and start building today! This prime 57.5' x 99.6' residential lot in the highly sought-after community of Lakeview comes with everything needed to break ground immediately. Permit-Ready: Save months of waiting—Development and Demolition permits are already approved. Asbestos has been removed, from the property. Architectural Plans Included: Sale includes ready-to-go plans for a stunning 3,100 sq. ft. 2-storey executive home featuring a spacious triple-car garage. A wide 58-foot frontage offers superior curb appeal and flexible design options compared to standard narrow infills. Nestled in one of Calgary's most established and prestigious southwest neighborhoods, you are steps away from, The Glenmore Reservoir, Lakeview Golf Course, and extensive hiking/biking trails. Premier schools, Lakeview Community Association amenities, and local shopping. Rapid access to downtown and the mountains via Glenmore Trail and Crowchild Trail.