



**GRASSROOTS**  
REALTY GROUP

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**6623 Lethbridge Crescent SW  
Calgary, Alberta**

**MLS # A2283783**



**\$999,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in the heart of Lakeview and just steps from North Glenmore Park and Jennie Elliot Elementary School, this charming and rare two-storey detached home blends timeless character with an unbeatable location. Built in 1968 and lovingly maintained, it showcases many original features that highlight its classic appeal while offering the comfort and space today's families desire. With 4 bedrooms, 1 full bath and 2 half baths, this home offers over 2,550 square feet of finished living space. Not to mention, the fully finished basement provides valuable additional flexibility &mdash; perfect for a recreation room, home gym, media space, or entertaining area. Set on a generous 559 square metre lot, the property features a fully fenced backyard with convenient alley access, along with a unique and highly functional garage configuration: a single front attached garage PLUS a double back detached garage &mdash; ideal for extra vehicles, storage, hobbies, or workshop space. A rare opportunity to own a solid, character-filled home in one of Calgary's most sought-after communities &mdash; be sure to book your showing today, before it's too late.