



3424 58 Avenue SW
Calgary, Alberta

MLS # A2291376



\$1,250,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,786 sq.ft.	Age:	1966 (60 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Parquet, Stone	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Granite Counters, Kitchen Island, Recessed Lighting, Separate Entrance		
Inclusions:	light fixtures, pool table		

OPEN HOUSE'S FRIDAY March 13 from 2:30pm - 5pm AND SAT & SUN March 14 & 15 from 2pm-4pmThis exceptional 2 story walk-up Lakeview residence offers over 4,000 sq ft of refined living space, featuring five bedrooms up—including a private primary retreat with soaker tub and shower—and a sixth bedroom in the fully developed basement. Designed for modern family living, the home includes four separate family areas providing lots of space for busy family activities. The Legacy-crafted kitchen is open to a welcoming front living room complete with cozy gas fireplace, perfect for family gatherings or entertaining guests. The large kitchen has ample cupboard and drawer space, a bank of lighted glass front cabinets, stainless steel appliances, a dual temperature wine fridge, and granite countertops including an 8-foot island. Recent upgrades add peace of mind: a brand-new hot water tank, newer roof, second furnace, newer garage door opener, and a comprehensive 2013 renovation. With four well-appointed bathrooms, a sun-filled south-facing covered gazebo overlooking the playground, a beautifully finished backyard patio, and an oversized 25x25' double detached garage, this home delivers comfort inside and out. Steps from top-rated schools (across from Connect Charter), convenient shopping, and the recreation of Glenmore Park and Weaselhead Pathways, it stands out as a rare opportunity in one of Calgary's most sought-after communities.