



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3511 Lakeside Crescent SW
Calgary, Alberta

MLS # A2295574



\$839,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Other, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: 3 TV Brackets

Tucked along one of Lakeview's most coveted streets, this well-maintained bungalow on Lakeside Crescent offers timeless character, thoughtful upgrades, and a setting that's hard to beat. Set on 50' x 100' lot, the home immediately stands out with its classic exterior, mature surroundings, and inviting curb appeal. Inside, the mid-century influence shines through with a vaulted ceiling with exposed wood in the living room. A large bay window fills the space with natural light and offers a cozy place to read a book. The inviting dining room is adjacent and marries the living room to the well designed kitchen with plenty of cabinetry, countertops and a lovely view of the fully fenced rear yard. The kitchen is equipped with Caseta wireless dimmable smart lighting, compatible with Alexa, along with under-cabinet lighting for added function and ambiance. Away from the principal area you'll find a full bathroom and three bedrooms, including a peaceful principal bedroom with a private 2-piece ensuite. The lower level is spacious and functional, offering a large recreation room, office area, bedroom with 3 piece cheater ensuite, laundry space, and two separate storage rooms. Durable Sierra Stone flooring in the basement bedroom and laundry room provides a high-end finish that's both practical and warm underfoot. Basement windows have been replaced within the past five years. Behind the scenes, this home has been carefully upgraded. The roof was replaced in March 2017 with a torch-on system. At that time, 3 inches of extra insulation was added. Major mechanical updates include a new furnace (June 2024) and hot water tank (July 2024). Climate control is further enhanced by an Ecobee5 Pro thermostat for both the furnace and the basement's 1500W electric baseboard heater (installed April 2025). Outside, the fully

fenced rear yard provides privacy and space to relax or garden, while the oversized double garage(20'8x25), built in 2006, offers excellent storage and parking. The home has a side entrance which lends itself to offering privacy for multi-generational living or for a future suite, subject to municipal approval. A rare opportunity to own a thoughtfully cared-for bungalow that blends mid-century design, meaningful updates, and a premier Lakeview location, close to the bike & walking paths and the gorgeous scenery of North Glenmore Park—this is a home with lasting appeal on a street that truly defines the community.