



**6124 Lloyd Crescent SW  
Calgary, Alberta**

**MLS # A2296805**



**\$789,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Private, Rectangula		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Rarely do opportunities like this come available on one of Lakeview's most desirable crescents. Situated on a quiet interior lot, this 50' wide, 5,500 sq. ft. parcel offers an exceptional opportunity for redevelopment in a community known for strong demand and continued appreciation. The existing 1961-built bungalow features a functional 3-bedroom layout and a single heated detached garage, providing holding value or short-term utility while plans are finalized. However, the true value lies in the land and location. The flat lot with rear lane access allows for a wide range of design possibilities, including spacious custom homes with premium garage configurations. Positioned away from through traffic, the crescent location enhances long-term desirability and end-value potential. Located in the heart of Lakeview, this property offers convenient access to North Glenmore Park, Glenmore Reservoir, Mount Royal University, and major routes including Glenmore Trail and Stoney Trail, providing excellent connectivity throughout the city. An ideal site for builders, developers, or buyers looking to secure a premium lot in an established and highly sought-after neighbourhood.