



GRASSROOTS
REALTY GROUP

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6323 Crowchild Trail SW
Calgary, Alberta

MLS # A2297839



\$1,050,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Located in the highly desirable community of Lakeview, this beautifully renovated bungalow offers a perfect blend of luxury and comfort, featuring stylish upgrades such as modern lighting, farm-style doors, wood accents, high-end sinks and faucets, and top-of-the-line appliances. The spacious bedrooms and bathrooms create a warm, inviting feel, while the home's added value is enhanced by a new furnace this year. With close access to Glenmore Reservoir, scenic trails, local recreation, and nearby schools, this exceptional property delivers both elegance and convenience in one of Calgary's most sought-after neighborhoods.