



**2735 Lionel Crescent SW  
Calgary, Alberta**

**MLS # A2300312**



**\$949,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

**\*\*OPEN HOUSE - SUNDAY APRIL 19th FROM 1:00-3:00!\*\*** Welcome to 2735 Lionel Crescent SW - a beautifully maintained home located on one of Lakeview's most desirable streets. Offering over 2,100 sq. ft. of developed living space, this 5-bedroom, 2.5-bathroom home delivers an exceptional blend of space, comfort, and functionality, all set on a mature lot with a sun-filled south-facing backyard. Step inside to a bright and inviting main level, where vaulted ceilings and a wall of windows create an airy, light-filled living space overlooking the tree-lined front yard. Hardwood flooring flows throughout the main living area, seamlessly connecting the spacious living room, dining area, and kitchen - an ideal layout for both everyday living and entertaining. The kitchen features timeless white cabinetry, granite countertops, and updated appliances, offering both style and practicality. On the upper level, you'll find three well-sized bedrooms, including a primary suite complete with its own 2-piece ensuite. A full bathroom serves the upper level, creating a functional and family-friendly layout. The lower level expands your living space with a large family room, a fourth bedroom, and a full bathroom with a walk-in shower - perfect for guests or growing families. The basement level offers even more versatility with a spacious flex area ideal for a home gym, a fifth bedroom, a large storage room, and a dedicated mechanical and laundry area. Outside, the home continues to impress with a beautifully treed lot and a southwest-facing backyard that captures sun throughout the day. An exposed aggregate walkway leads to the oversized, heated double detached garage, providing both convenience and ample storage. Additional features include central air conditioning, a water softener, and updated mechanical systems, contributing to the home's overall

comfort and functionality. Located in the highly sought-after community of Lakeview, you'll enjoy close proximity to parks, schools, pathways, and easy access to downtown - making this an ideal place to call home. This move-in ready home features countless updates throughout including new flooring, fresh paint and fully renovated bathrooms - don't wait!