



**2715 63 Avenue SW
Calgary, Alberta**

MLS # A2167823



\$829,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Kids play structure, basement fridge

Welcome to the prestigious community of Lakeview! A fully renovated four bedroom bungalow in one of Calgary's most sought after communities. This immaculate & charming home comes with all the upgrades. Refinished hardwood floors. Stainless steel appliances, a gas stove, quartz countertops and two tone cabinets are just a few. There is a convenient dining area with a built-in buffet, perfect for hosting. Three bedrooms, a full bathroom and a two piece ensuite complete the main floor. The fully renovated basement includes a living room and a private primary suite with a large custom, walk-in closet and a three piece ensuite. Enjoy your south facing backyard; with a playground on an oversized lot. A double detached garage with a side driveway and plenty of parking is an additional bonus. Book your viewing today! Close to Glenmore Park, and all amenities.