

\$739,000 - 2631 63 Avenue Sw, Calgary

MLS® #A2084219

\$739,000

4 Bedroom, 2.00 Bathroom, 1,138 sqft
Residential on 0.13 Acres

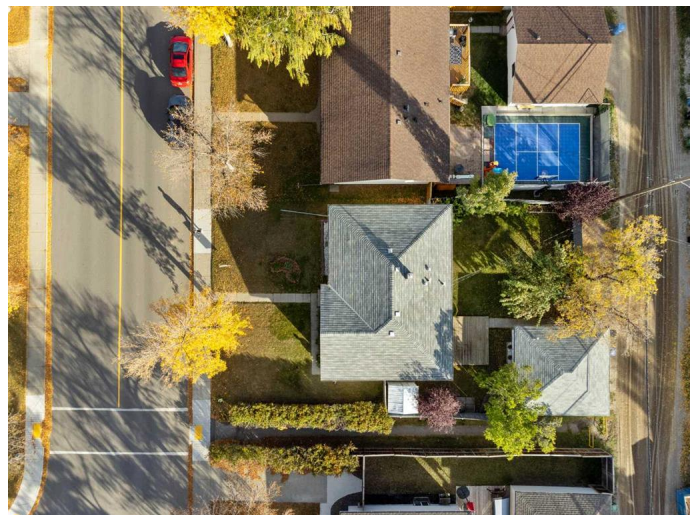
Lakeview, Calgary, Alberta

Ready for you to move in. This charming Lakeview bungalow is located conveniently a block from shopping, schools and transit. With 3 bedrooms up and another in the fully developed basement, including 2 full bathrooms, this home has lots of space for everyone. This home has many updates and features including site finished Oak hardwood flooring (main), brand new vinyl plank flooring (lower level), fresh paint throughout, high efficient furnace, updated hot water tank and a central vacuum system. The kitchen has Oak cabinets, stainless appliances and a double sink, with a bay window overlooking the south facing back yard. The sunny south back yard is fully fenced, landscaped with mature trees and includes a double detached garage, with more parking off the alley. This home includes a washer, dryer, laundry sink and plenty of storage. A well rounded home in a fantastic community. within walking distance to Glenmore park or enjoy the local coffee shop, bakery, Bella Roma Pizza and Sobeys.

Built in 1961

Essential Information

MLS® #	A2084219
Price	\$739,000
Sold Price	\$739,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,138
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2631 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5J6

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Laminate Counters, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2023
Date Sold November 2nd, 2023
Days on Market 6
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX HOUSE OF REAL ESTATE

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