

# \$1,029,900 - 2707 63 Avenue Sw, Calgary

MLS® #A2086867

**\$1,029,900**

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome to your dream home! This exquisite four-level split has undergone a stunning transformation, boasting a triple car garage equipped with an electric car charger. Offering over 1800 square feet of living, with 4 spacious bedrooms and 3 luxurious bathrooms, this transitional gem seamlessly combines modern sophistication with a warm, open concept layout. The heart of this home is a breathtaking kitchen that will delight any culinary enthusiast. It features a pull-out pantry, a generously sized island, top-of-the-line built-in appliances, a contemporary backsplash, and a convenient pot filler tap above the gas cooktop. As you step inside, you'll be greeted by soaring vaulted ceilings adorned with grand beams, creating an inviting and spacious atmosphere. Throughout this professionally designed home, you'll find stylish gold and black lighting fixtures, accentuating the modern flair. The gleaming gold faucets in the kitchen, wet bar, and bathrooms are exquisite details that further enhance the property's elegance. Whether you're seeking a cozy evening by the gas fireplace with a good book or planning a grand dinner party, this versatile home accommodates both scenarios with ease. The upper level is dedicated to the primary bedroom, featuring a walk-thru closet leading to a private, spa-like bathroom. Revel in the floor-to-ceiling tiled shower, double raised sinks, quartz countertops, and golden lighting fixtures - a true oasis within your home. Also



on the second level, you'll discover a second bedroom, an additional 3-piece bathroom, and a well-appointed built-in linen closet. The lower level offers an expansive open-concept space, perfect for movie nights, board games, and entertaining guests at the custom wet bar. Two oversized bedrooms, a 3-piece bath, a convenient laundry area, and the furnace room complete the basement. This home has been meticulously renovated from top to bottom, featuring new windows, a new deck, a new 3-car garage, new appliances, cabinets, water heater, roof, and a range of stunning new flooring options, including hardwood, carpet, and tile. Don't miss the opportunity to call this custom home your own. Located in the highly sought-after community of Lakeview, it's a rare gem in the real estate market. Contact us today to schedule your private viewing and make this dream home a reality!

Built in 1961

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2086867      |
| Price          | \$1,029,900   |
| Sold Price     | \$997,500     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,122         |
| Acres          | 0.13          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 2707 63 Avenue Sw |
|---------|-------------------|

|             |          |
|-------------|----------|
| Subdivision | Lakeview |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3E 5J6  |

### **Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 5                                                     |
| Parking        | Off Street, RV Access/Parking, Triple Garage Detached |

### **Interior**

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer                                                                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Electric                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                      |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Street Lighting, Private, Treed |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stucco                                                            |
| Foundation        | Poured Concrete                                                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 10th, 2023  |
| Date Sold      | November 13th, 2023 |
| Days on Market | 31                  |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | COLDWELL BANKER MOUNTAIN CENTRAL |
|----------------|----------------------------------|

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