

\$439,900 - 201, 3131 63 Avenue Sw, Calgary

MLS® #A2091412

\$439,900

3 Bedroom, 3.00 Bathroom, 1,613 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

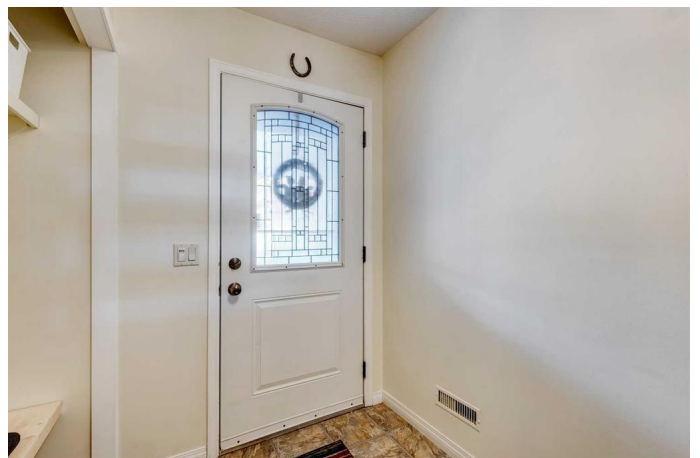
Welcome to this immaculate 4 level split end unit in the community of Lakeview! This spacious home has everything you are looking for, a gigantic living room with a lovely wood burning fireplace with gas lighter. The bright south facing balcony is looking onto a very private green space filled with trees. A gigantic master bedroom with newly renovated ensuite along with two other additional bedrooms on a separate level for that added privacy. The kitchen has a two-year-old fridge and dishwasher both with warranty & the dining area is bright and spacious. Downstairs the exceptionally 38" long, heated tandem garage has been walled off for that extra storage. If you would like the double attached garage the wall could be very easily removed. This complex is extremely well maintained & pets are allowed with board approval. The furnace is two years old and has a lifetime warranty for heat exchanger issues & comes with a maintenance package until Sept 2024. Lakeview is coveted for being easy access to major routes, downtown and Glenmore Park, along with other amenities nearby makes this a must see unit!

Built in 1976

Essential Information

MLS® # A2091412

Price \$439,900



Sold Price	\$476,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	201, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Heated Garage, Single Garage Attached, Tandem

Interior

Interior Features	Bookcases, Central Vacuum, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 10th, 2023
Days on Market	8
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	CALGARY WEST REALTY
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