

\$588,000 - 3424 54 Avenue Sw, Calgary

MLS® #A2093956

\$588,000

3 Bedroom, 2.00 Bathroom, 1,033 sqft
Residential on 0.16 Acres

Lakeview, Calgary, Alberta

Recently Voted Calgary's Best Neighbourhood for Nature-Lovers! One of a kind neighborhood – a hidden gem on the West side! Lakeview feels secluded while still being just minutes from major centers in & around the city.

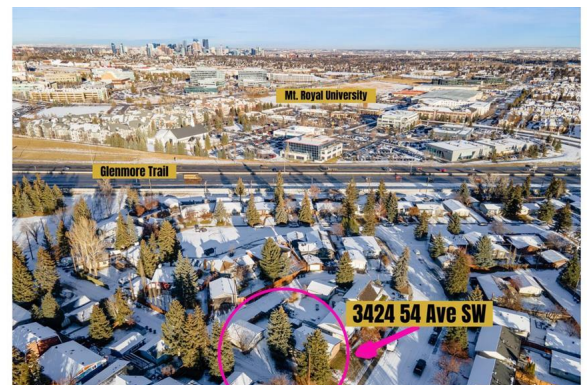
This Lakeview bungalow is BURSTING WITH POTENTIAL & ready for your personal touch. Situated on a LARGE CORNER LOT (6,781 sq ft) with 3 Bedrooms, 2 Bathrooms & an oversized DOUBLE DETACHED garage, you'll have plenty of room to make this home your own.

**** Does have New AC (2022) HE Furnace & Humidifier (2017) ****

The location of this home is a dream for outdoor enthusiasts with North Glenmore Park, Reservoir & Weaselhead natural area you'll love living right next to the heart of the wild with 240 acres of hiking & wildlife-watching is a unique treat within a city the size of Calgary. Calgary Canoe & Rowing Club, winter skate track & 20kms of bike trails all within close proximity.

With easy access to major roads like Crowchild, Glenmore & Stoney Ring Road, getting around the city is a breeze. Downtown is less than 10 minutes away!

Westhills shopping has all amenities you need, retail stores, restaurants, grocery, coffee shops, banks & professional services. Five mins to the new Taza Area & Shops at Buffalo Run – 25 million sq ft dvlmt! Shopping, amenities, parks, commercial, dining &



entertainment + COSTCO.

BEST SCHOOLS TOO! Connect Charter School (4-9) | Bishop Pinkham Junior High French/Eng (7-9) | Calgary All Girls Charter (6-9) | Jeannie Elliott (K-6) | And of course, Mount Royal University which is in walking distance!

Don't miss your chance to settle down in the friendly neighborhood of Lakeview, where residents of all ages can feel at home. From young adults attending University around the corner, to families looking to raise their kids in a safe, friendly environment. The Rockyview Hospital is moments away & if golf your thing, Earl Gray Golf Club, just next door. As if all of this isn't enough, nature lovers can quickly escape the city to the mountains for a day/weekend get-away, just an hour away from your door.

Built in 1967

Essential Information

MLS® #	A2093956
Price	\$588,000
Sold Price	\$655,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.16
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3424 54 Avenue Sw
Subdivision	Lakeview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5H2

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Garage Faces Rear, Garage Faces Side, Oversized

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 20th, 2023
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 ELEVATE REAL ESTATE
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