

\$849,900 - 3007 63 Avenue Sw, Calgary

MLS® #A2120380

\$849,900

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.15 Acres

Lakeview, Calgary, Alberta

Prime Lakeview property for redevelopment or to live in as is, this 1100 sqft updated bungalow is not to be missed. Situated on a 65x100 foot lot, the opportunities are endless. As you enter this bright home you will note the large living room, updated kitchen with quartz countertops, a breakfast bar, stainless steel appliances, and abundant storage, including a pantry. The primary has a full ensuite and walk-in closet. There is also a powder room and a large office situated at the front of the house looking onto a green space. Downstairs you will find a gas fireplace, a living room, and two large bedrooms with walk-in closets. The basement is completed with a 3-piece bathroom with a steam shower, laundry, and a large storage closet. All three bathrooms have in-floor heat. At the rear of the property, you will find a large 3-car garage with a separate panel, workbench, and loads of storage space. Located in the desirable community of Lakeview, this home is within walking distance of some of the most desirable schools in Calgary.

Built in 1962

Essential Information

MLS® #	A2120380
Price	\$849,900
Sold Price	\$865,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3007 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E5J6

Amenities

Parking Spaces	4
Parking	Additional Parking, Driveway, Garage Faces Rear, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 15th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.