

\$545,000 - 631, 3131 63 Avenue Sw, Calgary

MLS® #A2131342

\$545,000

3 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Need space inside your home and around you? Comparing SW townhomes for a maintenance-free lifestyle? Want to enjoy as much privacy as possible living in the inner city, with easy home & visitor parking? Prefer an active community with all the amenities, walkable to fabulous natural areas & maybe have a choice of schools? | Consider this 1593 sq ft townhome in Lakeview Green phase 2, well-placed on an interior corner. A lushly landscaped green space is the perfect backdrop for the 20' x 15' fenced SE yard, attractive to birds & squirrels too. | Greet guests to the popular Briarwood model on the main living level. This architecturally interesting 2 storey draws you in: past the updated powder room, entry closet & upscale custom kitchen; past the den (or BR3) where the east light spills through the French doors into the dining room; through to the airy sunken living room flanked by the feature staircase & corner fireplace. | 2nd floor laundry room with storage is convenient for 2 primary bedrooms, each with an updated ensuite, one with bird's eye view balcony. Bottom up, top down custom blinds control views. | From the Side x Side Indoor Parking (20' x 19.5') you'll appreciate direct access to both the unit & the basement storage/utility area (19' x 13'). Easy loading for all your leisure time equipment. Dogs & cats welcome with board approval. Slip out the gate - off leash on 66th. | So close: MRU, RGH, North Glenmore Park, hotel.



Quick to major routes & DT core, major shopping. Walk to Lakeview Plaza: IGA, Shoppers, coffee & more, medical, dental plus++, EV charging. | Calgary density will increase. Consider this space that you could be enjoying long term in wonderful Lakeview. Call your favourite realtor!

Built in 1976

Essential Information

MLS® #	A2131342
Price	\$545,000
Sold Price	\$603,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	631, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Assigned, Parkade, Side By Side

Interior

Interior Features	French Door, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Mantle, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 17th, 2024
Days on Market	1
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.