

\$475,000 - 425, 3131 63 Avenue Sw, Calgary

MLS® #A2131563

\$475,000

3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to Lakeview Green Phase 2. This home has 3 bedrooms, 3 bathrooms and double heated underground parking accessible from the unit. Major Reno was completed in 2017 including an updated bright white kitchen with white appliances, bathrooms, vinyl plank flooring, furnace and hot water tank. Opening to the spacious dining room that can seat 10 guests, the living room offers 10-foot ceilings, corner gas fireplace, and patio doors leading to your private brick patio, which is fully fenced and overlooks the lush, treed complex. Upstairs are 3 well sized bedrooms and 2 updated bathrooms, each with a shower. As well, there is upper floor laundry. This unit also has a flex room in the basement for more entertaining or storage. And the best part is the quiet location in the complex, located across from 2 local schools and walking distance to the Weaslehead pathways and Glenmore Reservoir. Shopping is close by, easy access to Stony Trail and only 12-minute commute downtown. Come see today.

Built in 1976

Essential Information

MLS® #	A2131563
Price	\$475,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Sold

Community Information

Address	425, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N4

Amenities

Amenities	Trash, Visitor Parking
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Heated Garage, Secured, Side By Side, Underground

Interior

Interior Features	Beamed Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
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 House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.