

\$699,900 - 6332 Louise Road Sw, Calgary

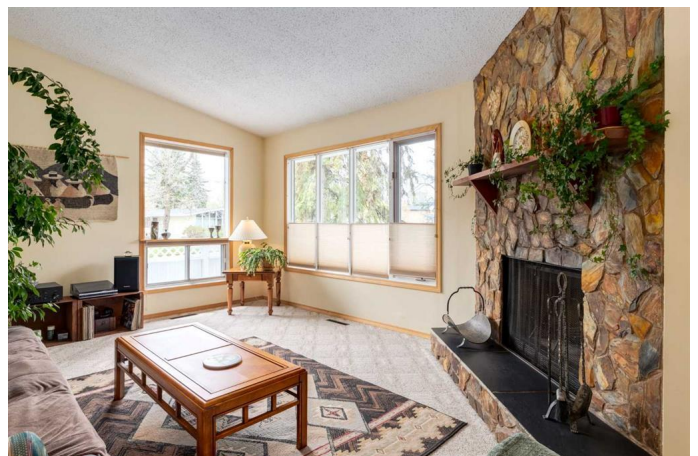
MLS® #A2134941

\$699,900

4 Bedroom, 2.00 Bathroom, 1,095 sqft
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Longing to live in Lakeview? This is your chance to make this incredibly charming, immaculately maintained and excellently located bungalow your own and become among those who get the privilege to call Lakeview home. You will find this 4 bedroom, 2 full bath, over 2000 total sq ft home situated on an expansive corner lot in the heart of highly sought after SW community of Lakeview. This home has fantastic curb appeal with a large side wrap around deck and is surrounded by an abundance of mature trees. Pride of ownership is beyond evident as you step into this extremely well cared for home. The main floor has a functional layout with a welcoming living room with a quaint corner wood burning fireplace and numerous windows that allow an abundance of natural light to stream in, all with custom blinds. The floorplan is great for entertaining as the ample sized dining area allows for larger dinner parties and overlooks the traditional kitchen so the chef won't be left out. A well-appointed primary bedroom, two additional great sized bedrooms and a 4 piece bath complete this floor. The fully finished basement has a ton of flexible space for those looking for a place to set up their home office and/or gym, recreation space, play room or a tv room for movie nights. A 3 piece bath, great sized 4th bedroom (w/non egress window), utility/storage area and laundry room finish the lower level. You will love spending time in your large and tranquil, fully fenced new yard as it



gets sun from all sides making it a lovely place to putter around the garden, BBQ, or to just relax on the deck. Currently it includes a single car garage with an RV/parking spot beside it — if a double car garage is what you are after there is potential to do so. Lakeview is the perfect community for outdoor lovers and nature enthusiasts to live their dream life in an almost inner city location and offers opportunities to head out on picnics, walk, bike, hike, canoe, kayak, golf and sail with Earl Grey and Lakeview Golf Courses, North Glenmore Park, Glenmore Athletic Club, the Glenmore Reservoir, and Weaselhead Flats all just minutes away. Lakeview plaza boasts amenities like a grocery store and coffee shop and Lakeview Community Association features a hall, community garden and skating rink. You™ll find playgrounds and green spaces are all within walking distance as well making this a family friendly community. Numerous schools both public and private charter can be found in the vicinity and Mount Royal University campus and Rockyview hospital are also nearby. Commuting downtown, anywhere in the City or even out to the mountains is a breeze with easy access to the Ring Road and Glenmore trail just down the street. This house is an absolute gem in a super desirable community and it could be your new home! Upgrade to note: Roof + Eavestroughs replaced in 2014 on both house and garage. Come take a look and make this house your home!

Built in 1961

Essential Information

MLS® #	A2134941
Price	\$699,900
Sold Price	\$775,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6332 Louise Road Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5V5

Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking, Single Garage Detached, Stall

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Pie Shaped Lot
Roof	Asphalt

Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 27th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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