

\$1,189,000 - 2656 Lionel Crescent Sw, Calgary

MLS® #A2135635

\$1,189,000

4 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome to this beautifully renovated four bedroom home in Lakeview. Perfect for discerning homebuyers and young families, this home offers a prime location just minutes from downtown. You'll love being steps away from city paths and an off-leash area for your furry friends. This home was professionally renovated for the home owners to enjoy and it is evident as you walk through the front entry. The main floor is flooded with natural light with the large windows and skylight showing off the beauty of the open design. The stunning kitchen is the proper focal point of the home with quartz countertops, high cabinets, black stainless steel appliances and amazing functionality. The living room is perfect with a natural gas fireplace and built in shelving. Make your way to the upper level where you'll find the primary bedroom with a large walk in closet and gorgeous four-piece ensuite bathroom. The second bedroom is south facing and has a four-piece bathroom across the hall. The lower level features a wonderful living room with an adjacent flex room currently set up as a gym and another three piece bathroom. The final lower level has two more generously sized bedrooms, a dedicated laundry room and utility room. This four level split home optimizes all of its levels and maximizes the space. The new over sized double detached garage is heated and has additional space for a workshop. Many updates to this home include new roof, Hardy board siding on the home and garage, eaves,



downspouts, new triple pane windows, skylight, all new electrical wiring and panel, all new plumbing, central air conditioning, new furnace, humidifier, hot water heater, all new flooring, doors, trim, new fence, rear deck and the list goes on.

Built in 1961

Essential Information

MLS® #	A2135635
Price	\$1,189,000
Sold Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,139
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2656 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, High Ceilings, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 3rd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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