

\$539,000 - 511, 3131 63 Avenue Sw, Calgary

MLS® #A2140626

\$539,000

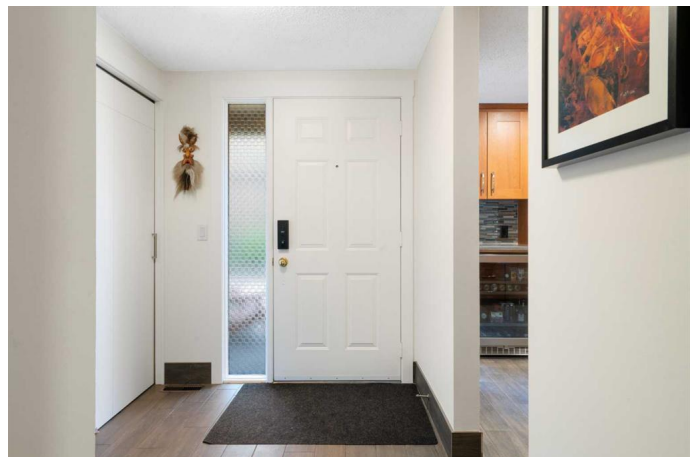
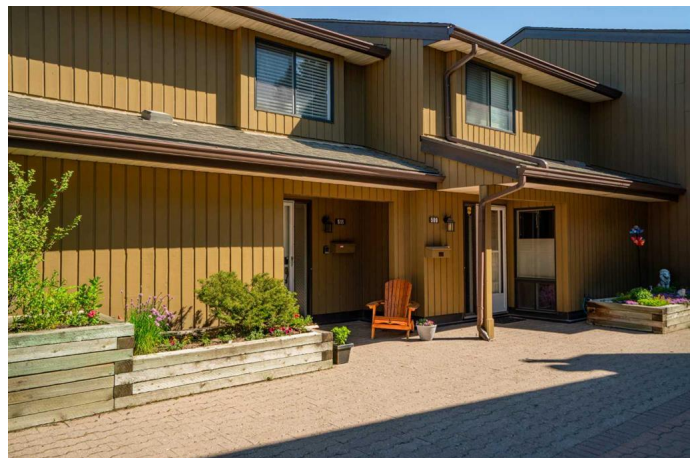
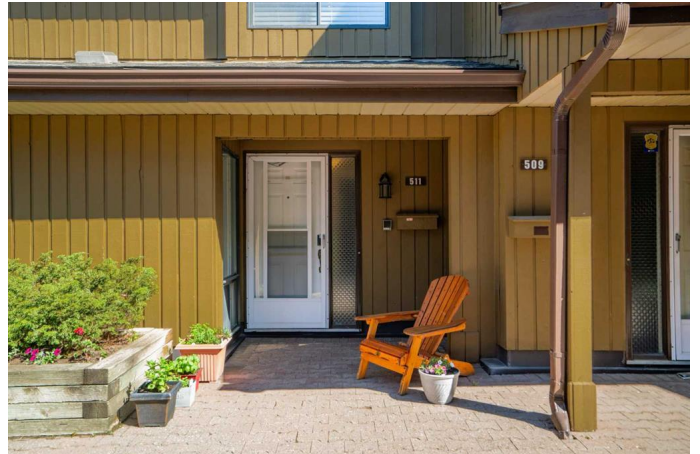
3 Bedroom, 3.00 Bathroom, 1,428 sqft
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to your thoughtfully renovated townhouse in the heart of Lakeview, Calgary! This exceptional property has undergone an extensive renovation in 2018, including the installation of new tile and laminate floors throughout, updated PEX plumbing, the addition of solid wood interior doors and closets and renovated bathrooms which includes a new ensuite with a tiled shower and rainfall / handheld combo. Both upstairs bathrooms have heated flooring and a central vacuum system is an added bonus to the functionality of the home. The entire main floor has been freshly painted.

With 2 bedrooms plus a den and 2.5 bathrooms, private balcony and walk-in closet off the primary, this home offers both comfort and luxury. The stunning kitchen features stainless steel appliances, granite countertops, soft-close cabinets, and a beverage fridge, perfect for culinary enthusiasts and entertainers alike.

Convenience is paramount with two heated underground parking spots right outside your basement door, along with a spacious attached storage room complete with workbenches, shelving, and a utility sink. Step outside to your private patio across from the park with your low maintenance turf that stays green year round, or enjoy the charming courtyard with planter boxes, ideal for gardening and mingling with neighbors. The



best courtyard and neighbors in the complex!

Lakeview living offers an abundance of recreational opportunities, with the picturesque North Glenmore Park just moments away. Whether you're commuting for work or exploring the city's vibrant culture, downtown is easily accessible from this prime location. Nearby amenities include parks, top rated schools, golf, swimming, arenas, tennis, shopping and dining options, ensuring everything you need is within easy reach.

Don't miss the chance to make this beautiful townhouse your new home. Schedule your viewing today and start living your best life in Lakeview!

Built in 1976

Essential Information

MLS® #	A2140626
Price	\$539,000
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	511, 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, Heated Garage, Parkade, Side By Side, Underground

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, 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
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance, Storage
Lot Description	Low Maintenance Landscape, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 20th, 2024
Days on Market	7
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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