

\$700,000 - 2632 63 Avenue Sw, Calgary

MLS® #A2147972

\$700,000

3 Bedroom, 2.00 Bathroom, 1,179 sqft
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

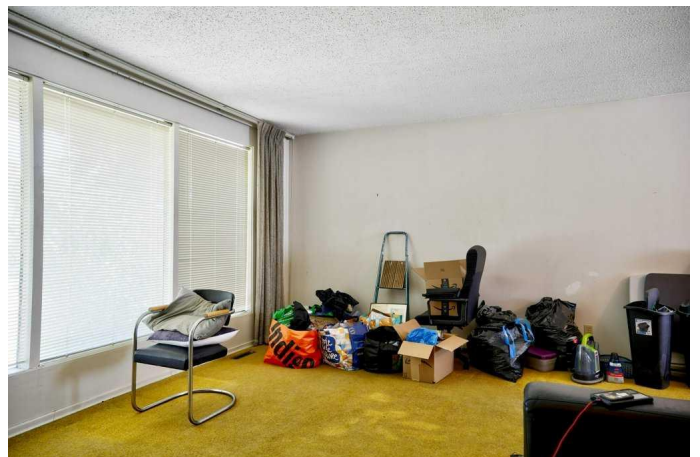
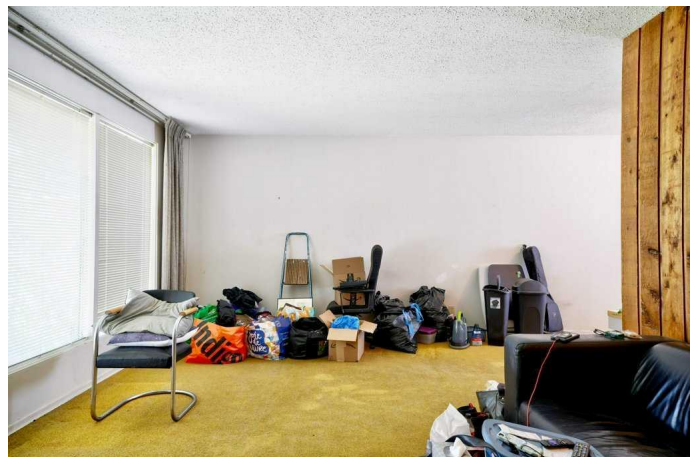
Attention Investors and Developers! Embrace an exceptional opportunity in the vibrant inner-city community of Lakeview. This 1961 bungalow occupies an ideal position on a spectacular, flat lot, perfectly poised for redevelopment following the City of Calgary's recent approval of amended city-wide rezoning.

The property boasts dimensions of 18.14 meters wide by 30.48 meters deep, with current zoning designated as R-C1. The proposed zoning change to R-CG (effective August 6th, pending final confirmation by the City of Calgary - please verify directly with them) significantly enhances the potential for transformation into a stunning row-house development, contingent upon City Approval and Zoning guidelines.

Offered at \$700,000, this rare find in a sought-after location creates an opportunity for future returns.

Some of the Location Highlights are as follows:

- Recreation: Enjoy proximity to North Glenmore Park, scenic pathways along the Glenmore Reservoir, and the Elbow River, all just a short walk or bike ride away.
- Shopping & Dining: Discover eclectic shops and cafes at Lakeview Plaza, mere steps from your doorstep.
- Parks & Playgrounds: Numerous nearby parks and playgrounds offer ample green



space and recreational opportunities.

- Schools: Exceptional walkability to neighborhood schools located just down the street.
- Transit: Conveniently located a few houses away from the nearest bus stop.
- Accessibility: Quick access to major Calgary thoroughfares ensures easy commuting in any direction in less than a 5-minute drive.

The proposed zoning change underscores the redevelopment potential, making this an ideal project for visionary investors. Contact us today to seize this exciting opportunity and delve deeper into the future possibilities of this exceptional property in Lakeview!

Built in 1961

Essential Information

MLS® #	A2147972
Price	\$700,000
Sold Price	\$732,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,179
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2632 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E5J7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 15th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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