

\$514,900 - 403, 3131 63 Avenue Sw, Calgary

MLS® #A2153799

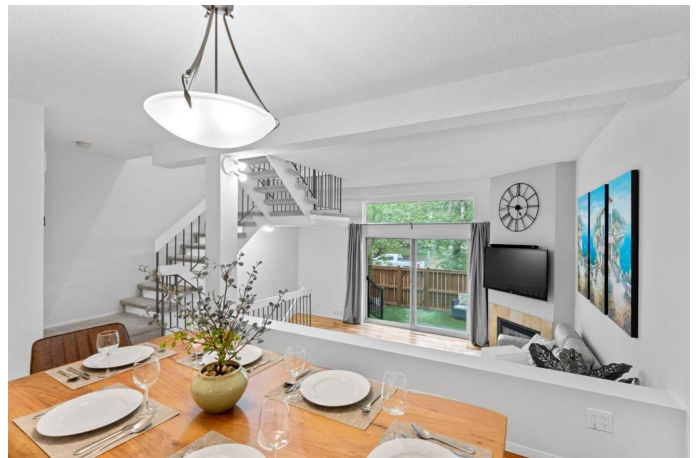
\$514,900

2 Bedroom, 2.00 Bathroom, 1,416 sqft
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Affordable 2 Bedroom opportunity in Lakeview!
Move-In Ready Townhome with Modern
Updates in this beautifully renovated
townhome in Lakeview Green Phase 2.

This pet-friendly property features numerous updates, making it the perfect place to call home. Inside, you'll find two generously sized bedrooms and one and a half baths, along with two underground heated parking stalls. The kitchen boasts ample maple cabinetry, abundant storage, an eat-up island, and upgraded stainless steel appliances, including a newer dishwasher and stove (2021). Adjacent to the kitchen, the formal dining room comfortably accommodates up to 10 guests and overlooks a sunken living room with soaring 10-foot ceilings. The living area is anchored by a cozy corner gas fireplace, enhancing the inviting atmosphere. Step through large patio doors to your private, fenced yard with low maintenance astro turf, perfect for enjoying the morning sun. The open stringer staircase features new carpeting, leading to the upper floor where you'll discover two spacious bedrooms. The primary bedroom offers a large walk-in closet, private deck, and access to an oversized cheater 5-piece bathroom—easily convertible into two separate bathrooms if desired. The second bedroom also includes a walk-in closet and a bright window. The home has been recently painted, giving it a fresh, modern feel. The basement level offers a substantial utility/storage room, complete with laundry



facilities, a washing sink, an updated furnace, and a newer electrical panel. From here, you have direct access to the heated underground parking stalls. Centrally located in the heart of Lakeview, this home is less than half a block from Jennie Elliott and Bishop Pinkham schools, and within walking distance to shopping, Glenmore Park pathways, and only a 12-minute commute to downtown. Donâ€™t miss outâ€™schedule your viewing today!

Built in 1976

Essential Information

MLS® #	A2153799
Price	\$514,900
Sold Price	\$501,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,416
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Sold

Community Information

Address	403, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N4

Amenities

Amenities	Visitor Parking, Parking, Snow Removal, Trash
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Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Heated Garage, Paved, Parkade, Underground

Interior

Interior Features	Built-in Features, Central Vacuum, Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 24th, 2024
Days on Market	47
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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