

\$749,900 - 2836 Lionel Crescent Sw, Calgary

MLS® #A2154492

\$749,900

5 Bedroom, 2.00 Bathroom, 1,105 sqft
Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome home to this impeccably maintained gem in the established, family-friendly community of LAKEVIEW! Discover this rare find on serene, tree-lined LIONEL CRESCENT SW. Boasting over 1100 sq ft on the main floor, this home is a bright, PET-FREE & SMOKE-FREE haven. A more well-maintained, cleaner home simply cannot be found!

The main level features a grand living room with huge picture window, a formal dining room, a sun-filled kitchen with breakfast nook, 3 bedrooms including a lovely primary with a floor-to-ceiling window overlooking the front yard and a full 4-pc bathroom.

The fully developed basement offers a sprawling family/rec room, wood-burning fireplace (as is), another full 4-pc bathroom, 2 additional bedrooms (non-legal egress), a spacious laundry/utility/storage room complete with new washer/dryer, an additional flex room and a cold-room/cellar.

Step into the large, inviting SW-facing backyard with new fence and a detached double garage/workshop with new roof, 220V outlets and alley access.

Conveniently situated near Lakeview Plaza and all amenities, and just steps away from the scenic walking/hiking/biking trails of North Glenmore Park and Weaselhead Flats.



Commuting is a breeze with easy access to Glenmore, Crowchild, Deerfoot and Stoney Trails.

Walking distance to top-rated schools such as Jennie Elliott, Bishop Pinkham, Connect Charter and Calgary Girlsâ€™ School, along with transit options, Earl Grey Golf Course, playgrounds, and the expansive green space of 66 Ave off-leash area.

Donâ€™t miss your chanceâ€”schedule your private viewing today and experience the charm and convenience of Lakeview living!

Built in 1962

Essential Information

MLS® #	A2154492
Price	\$749,900
Sold Price	\$825,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2836 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B2

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Additional Detached

Interior

Interior Features	Granite Counters, Vaulted Ce
Appliances	Dishwasher, Dryer, Elect Refrigerator, Washer, Window
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

2836 LIONEL CRESENT SW
REC-A MEASUREMENT STANDARD - CALGARY, AB
MAIN LEVEL (AG) - 1104.75 Sq Ft / 102.63 m²
TOTAL ABOVE GRADE RMS SIZE - 1104.75 Sq Ft / 102.63 m²

BASEMENT DEVELOPED AREA (BG) - 986.92 Sq Ft / 91.68 m²
BASEMENT UNDEVELOPED AREA (BG) - 109.98 Sq Ft / 10.22 m²
TOTAL AG/BG AREA - 2201.65 Sq Ft / 204.53 m²



Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 7th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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