

\$899,900 - 2844 63 Avenue Sw, Calgary

MLS® #A2162288

\$899,900

3 Bedroom, 3.00 Bathroom, 1,121 sqft
Residential on 0.12 Acres

Lakeview, Calgary, Alberta

Welcome to your dream home! This beautifully updated and upgraded Mid-Century 3 bedroom bungalow in the sought-after Lakeview area of Calgary is a perfect blend of classic charm and modern convenience. With meticulous attention to detail, this home boasts a stunning custom-designed kitchen by Superior Cabinets,(2016)featuring elegant white quartz countertopsâ€”ideal for both cooking and entertaining.

Step inside to discover a bright, open floor plan enhanced by large windows that fill the space with natural light. The main level offers three bedrooms and is adorned with gorgeous hardwood and ceramic tile flooring throughout. The lower level is a true highlight, offering various recreation and hobby rooms, a third full bathroom, and a dedicated workout areaâ€”perfect for family fun or personal pursuits.

Recent upgrades include a high-efficiency furnace and hot water tank installed in 2021, ensuring comfort and energy savings, electrical totally redone in 2016. The outdoor space is equally impressive, featuring a meticulously custom-designed yard by Twisted Rock Design, complete with two stunning pergolas crafted by architect Rob Pashuk which also completed a redesign of the front entrance waterfall front sidewalks, low maintenance rock garden, period fencing details with lighting and convenient guest



parking pad. Enjoy serene evenings around the Japanese-inspired gas fire pit amidst beautifully landscaped concrete patios, newer fencing, and a convenient storage shed. The seller substantially redeveloped the yard front and back plus added the new garage.

Car enthusiasts will appreciate the triple garage, built in 2015, which is dry-walled, insulated, and heated, with epoxy flooring - cabinetry providing ample space for a workshop and storage.

Location is everything! This property is just minutes away from local shopping centers and the picturesque Glenmore Reservoir, complete with expansive park areas and scenic walking and biking trails. With easy access to major roadways and a vibrant community atmosphere, this is a fantastic place to call home.

Donâ€™t miss your chance to own a slice of paradise in one of Calgary's most desirable neighborhoods. Schedule your private showing today!

Built in 1962

Essential Information

MLS® #	A2162288
Price	\$899,900
Sold Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,121
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	2844 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5J9

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Triple Garage Detached, Workshop in Garage, See Remarks, Side By Side

Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Private, Rectangular Lot, See Remarks, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	October 4th, 2024
Days on Market	31
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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