

\$799,900 - 2756 Lionel Crescent Sw, Calgary

MLS® #A2163061

\$799,900

4 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

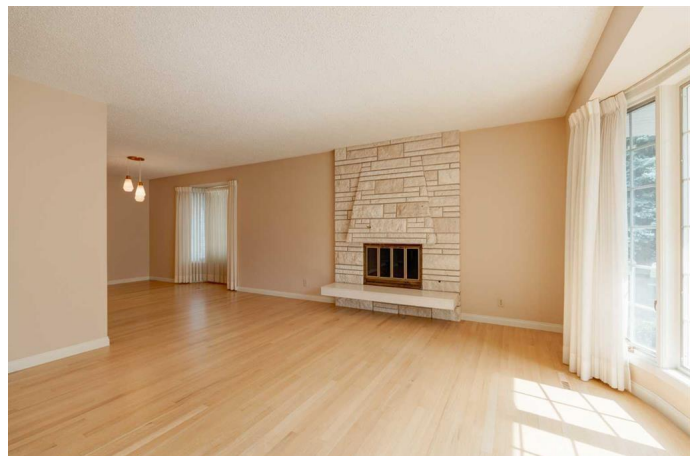
Opportunity knocks to get into coveted Lakeview . This 1479 ft2 brick bungalow 4 bedroom , 3 bathroom home has been lovingly cared for by the original owners since 1962 . Large principal rooms and bedrooms make this bright and airy home a perfect renovation project for someone looking for the opportunity to work with the existing structure or possibly rebuild . The 1142 ft 2 lower level is fully developed with a 4th bedroom (window is not to code) , a large family room with a wood burning fireplace and brick feature wall, loads of built-in shelving , a games room area and a wet bar with built ins and a fridge. There is a 3-piece bathroom located on this level as well as a large laundry room/craft area This home is situated on a 57 X 100 ft lot and is located on one of the most coveted treed crescents in all of Lakeview. Walking distance to the Lakeview Shopping Plaza, Glenmore Park , schools and playgrounds and located only a 10-minute drive to downtown and a 10-minute drive to Chinook Center, this location is close to Stoney Trail, Sarcee Trail, Glenmore Trail, and minutes to Mount Royal University. Whether you are looking to renovate or build new, this home and location provides a great opportunity to get into a super community .

Built in 1962

Essential Information

MLS® #

A2163061



Price	\$799,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2756 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street

Interior

Interior Features	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage, Wet Bar
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brass, Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Lawn, Street Lighting, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 5th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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