

\$899,000 - 5907 Lockinvar Road Sw, Calgary

MLS® #A2163978

\$899,000

4 Bedroom, 2.00 Bathroom, 1,053 sqft

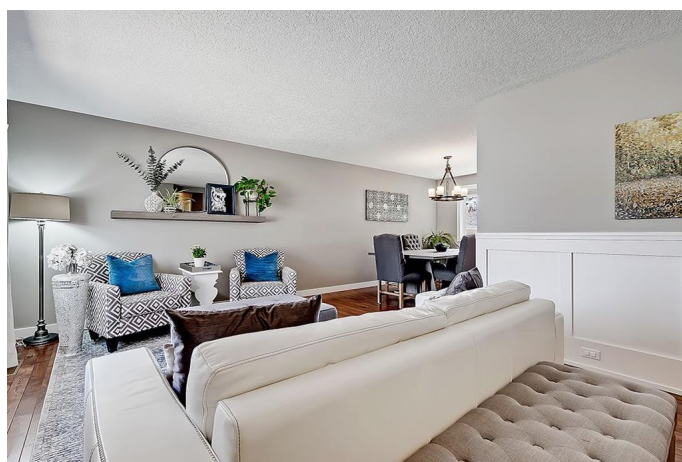
Residential on 0.13 Acres

Lakeview, Calgary, Alberta

**** OPEN HOUSES Sat & Sun 2-5pm **** _____

This goldilocks gem in highly sought after LAKEVIEW is MOVE-IN READY, NOW! _____

It is not too big, not too small, at 1,053 SF main floor, 902 SF lower and 1,955 SF total living space. ___ Fully renovated, this charming bungalow on a quiet street sits on a spacious 50 Ft x 112 Ft SW-facing, fenced, level lot with mature trees. The single-car garage is accessible from the asphalt paved back lane that keeps your vehicle clean. ___ Enter through the oversized solid wood front door, place your coats in the convenient entry closet and be greeted by the spacious open-plan living spaces with hardwood flooring, knockdown ceiling, elegant wainscoting and all new doors and trim. The bright living room in front features big picture windows and the formal dining room overlooks the backyard. The fully renovated kitchen features expansive granite countertops, glass-tile backsplash, stainless steel appliances, soft close cabinets and large kitchen sink with a great view of the SW backyard. ___ There are 3 spacious bedrooms on the main floor, ample closet spaces and a renovated 4-pc bathroom with tiled flooring, granite-top vanity and fully tiled tub/shower combo. ___ The fully developed lower level with plush carpets, knockdown ceilings and pot lights offers a spacious versatile space for family room, playroom or gym, as well as a 4th bedroom and a 4-pc bathroom with oversized vanity and tub/shower combo. Convenient laundry closet



with high-end washer and dryer plus multiple storage places complete the lower level. ____

Outdoors, enjoy the sunsets on the large deck with a gas line for BBQ, over your large fully-fenced backyard. ____ The exterior Hardie Board siding and newer vinyl windows require minimal maintenance. Additional recent updates include new hot water tank, new fence and newer 35-year roof shingles. ____

There are great schools in the neighbourhood: Jennie Elliot, St. Leo, Bishop Pinkham and Connect Charter, plus others just minutes away by car, including Lycée International de Calgary, Masters Academy and Clearwater Academy. ____

Get to know your personal baker, barber, seamstress and barista in the local Lakeview Plaza. Drive east to Chinook Centre or west to Westhill Shopping Centre. Downtown is just 15 minutes up on Crowchild Trail. ____

Stay fit by golfing at either the storied Earl Golf Club or the public Lakeview Nine, walk / bike the extensive pathways of North and South Glenmore Park, or join the excellent gym at Mount Royal University. _____

WHETHER YOU ARE A PROFESSIONAL COUPLE, A YOUNG GROWING FAMILY OR RETIRED SENIORS, THIS FINE BUNGALOW IS THE IDEAL HOME FOR YOU! _____ ACT NOW !

Built in 1967

Essential Information

MLS® #	A2163978
Price	\$899,000
Sold Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.13
Year Built	1967

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5907 Lockinvar Road Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5X4

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Single Garage Detached

Interior

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

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 1st, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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