

\$799,900 - 3424 54 Avenue Sw, Calgary

MLS® #A2173017

\$799,900

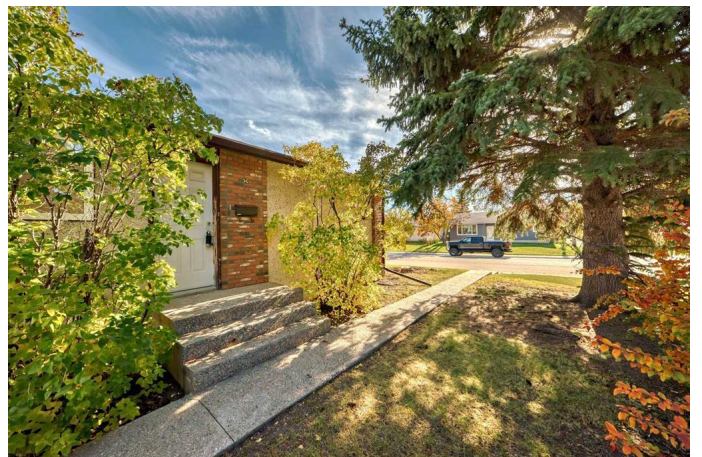
3 Bedroom, 1.00 Bathroom, 1,009 sqft
Residential on 0.16 Acres

Lakeview, Calgary, Alberta

This large Lakeview property, measuring 55 feet in width and 130 feet in depth on the west side, offers a generous lot size of 6,781 square feet. Situated on a corner lot, it presents excellent redevelopment potential, enhanced by recent blanket re-zoning. Options include building a new single-family home, duplex, two detached homes, lane suites, basement suites, or even multi-family residences. Alternatively, the existing home can be renovated, with some improvements already in place, including some newer upper-level windows, a 2022 AC unit, and a high-efficiency furnace installed in 2017. The property features an oversized double garage, newer concrete sidewalks, and patio. Some demolition work has already begun, making it ideal for those considering renovations. Lakeview is a sought-after neighborhood known for its top-rated schools and proximity to outdoor attractions like Weaselhead Flats, Glenmore Reservoir, and the Calgary Rowing and Canoe Clubs. It's also conveniently located near the Earl Grey Golf Club, Grey Eagle Event Centre, Mount Royal University, and several prestigious schools. The new SW Ring Road and Taza development provide easy access to additional amenities. The property is vacant and available for immediate possession.

Built in 1967

Essential Information



MLS® #	A2173017
Price	\$799,900
Sold Price	\$799,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,009
Acres	0.16
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3424 54 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5H2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2024
Date Sold November 4th, 2024
Days on Market 19
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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