

\$819,900 - 6003 Lloyd Crescent Sw, Calgary

MLS® #A2176653

\$819,900

4 Bedroom, 2.00 Bathroom, 1,546 sqft

Residential on 0.16 Acres

Lakeview, Calgary, Alberta

PRICE REDUCED \$20,000 - SELLER RELOCATING/MOTIVATED - Come see this perfect blend of size, sophistication + style inside this move-in ready, 3 level split property on a quiet crescent in Lakeview. Enjoy nearly 1,550 SF of above grade living space along with an additional 500 SF below. Upon entering you will appreciate the bright + airy feel showcasing 9 foot ceilings, a grand entry foyer, hardwood flooring, crown mouldings and large windows throughout. Relax in the living area by the fireplace, host 8-10 person dinner parties or get work tasks done in the front office/flex area. A recently refreshed kitchen boasts quartz countertops, two-tone cabinetry, stainless steel Kitchenaid appliances and built-ins [new this summer], gas cooktop, pantry and gorgeous italian tile floors. Let's head up to the primary bedroom - a space fit for a king bed, great corner windows and walk-in closet. Two more bedrooms and a full bathroom completes the floor. Down the stairs you will find two more rooms to cater to your lifestyle - perhaps an additional bedroom, office or family area along with a sleek 3 piece bathroom + front load laundry. The 530 sqft of crawl space is ideal for storage and seasonal items. Walk out the garden doors to the large exposed aggregate patio and host friends + family during the summer months. Hang out around the firepit, relax in a hammock, work away in the garden beds or install a play centre for the kids - the opportunities are endless in this backyard with no neighbours



behind! Enjoy the fruits of the raspberry and currant bushes, lush perennials and never worry about putting up Christmas lights thanks to LED Soffit Lights on the front elevations. The separate side entrance also leads right to the detached double garage, complete with an electric heater! Plus enjoy the convenience of a front parking pad and rest easy under the 3 year new roof and with your in-home security system! Residents love the Lakeview community due to its close proximity to schools, playgrounds, Earl Grey golf course, Canoe Club, North Glenmore and Weaselhead Parks, Glenmore Athletic Park, Sandy Beach + River Park off leash area. You are also a couple quick turns from all the main arteries in the city and only 10 minutes drive the downtown core. The City of Calgary has plans underway to improve the Sound Wall on Glenmore Trail (more info on Lakeview community website). Check out the ****VIRTUAL TOUR**** then visit us at the Open House or book your private viewing.

Built in 1961

Essential Information

MLS® #	A2176653
Price	\$819,900
Sold Price	\$824,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,546
Acres	0.16
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	6003 Lloyd Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5V8

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Garage Faces Rear

Interior

Interior Features	French Door, High Ceilings, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s), Crown Molding
Appliances	Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Partial

Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, No Neighbours Behind, Level, Irregular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 19th, 2024
Days on Market	18
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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