



425, 3131 63 Avenue SW
Calgary, Alberta

MLS # A2307246



\$535,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,514 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Enclosed, Heated Garage, Parkade, Secured, Side By Side, Under		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 591
Basement:	Partial	LLD:	-
Exterior:	Cedar	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: N/A

Spring in Calgary hits differently when you live in Lakeview's "Urban Forest". Picture this: sitting on your front patio with morning coffee, chatting with a neighbor across a courtyard where towering evergreens spring up from green belts & private yards below. It's got a rare, communal alpine-village energy you can't fake in the deep suburbs. Step inside; the architecture immediately strikes you. This isn't a modern drywall box where the kitchen, dining, & living room are crammed into one flat, loud rectangle. Instead, you get the holy grail of layout: defined, purposeful spaces connected by massive volume. Custom open-tread stairs & a brilliant sunken living room give off a distinct, retro-modern energy—a seed that will secretly ruin every generic open-concept new build you walk into. The kitchen is a bright, highly functional U-shape with a smart pass-through window—prepped for serious cooking without exposing your culinary laboratory. Step into the dining area, anchored by an edgy industrial-cage pendant light. Then, the spatial drop: stepping down into the living room. Ten-foot ceilings pull your eyes up, while a sleek, dark-tiled gas fireplace grounds the room. A classic glass patio door opens to your private, fully-fenced backyard brick patio. Shaded by the complex's evergreens, it's quiet. It's private. It breathes. Head up those swanky open-tread stairs to the sanctuary level. Three distinct bedrooms mean you actually have space for a dedicated home office or guest room. The primary suite is generous, featuring an organized walk-in closet & a private 4-piece en-suite with a luxurious rain shower head. Both upstairs baths have been reimagined as retreats with sharp vanities & sophisticated vertical tile details. Crucially, the laundry is up here too, exactly where your clothes live. Now, let's plant a seed for November. Right now, you're living

the dream: biking the paved pathways & exploring Weaselhead Flats. Maybe you'll take up sailing at the Glenmore club or golfing at Earl Grey because they're right there (hey, it's good to have aspirations). But when winter hits? Your lower level is a dedicated mudroom & massive gear locker. Stash your skis, snowboards, camping gear, & rollerblades, before opening your door directly into a secure, heated, underground double parkade. While everyone else chips ice off their windshields in the dark, you step right into a toasty warm car. You're steps from the Reservoir, highly-rated schools, & Lakeview Plaza—making IGA grocery runs & Bella Roma pizza nights dangerously convenient. This home is a lifestyle anomaly: an updated, architecturally unique townhouse with direct-access underground parking in one of Calgary's most coveted enclaves. Other listings will look painfully boring after you leave this one. Your Lakeview life is waiting.