



GRASSROOTS
REALTY GROUP

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**5923 Londonderry Crescent SW
Calgary, Alberta**

MLS # A2307644



\$885,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, On Street, Outside, Single Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Central Vacuum, Quartz Counters, Recessed Lighting, Soaking Tub		

Inclusions: light fixtures, wall mounted storage units in the living room and downstairs

OPEN HOUSE Friday May 8 from 2-4pm and Sun May 10 from 1-3pm Beautifully updated and meticulously maintained, this fully renovated bungalow with Central Air is tucked away on a quiet crescent in desirable Lakeview, offering ideal family-friendly living. Bright and inviting, the main level features a spacious living room with gleaming hardwood floors and a large east-facing window that floods the space with natural light. The renovated central kitchen includes a dedicated dining area, while three bedrooms and a modern four-piece bath with heated floors complete the level. The generous primary bedroom overlooks the front yard and its gorgeous landscaping, creating a peaceful retreat. The fully developed lower level adds exceptional versatility with a fourth bedroom, office, recreation area, bathroom, and abundant storage. Outside, the beautifully landscaped lot showcases a private west-facing backyard with a fire-pit perfect for family gatherings, a charming, covered courtyard, a convenient side deck, and a single detached garage with potential to be developed into a double. Immaculate and truly move-in ready, this home offers an elevated lifestyle in one of Calgary's most coveted communities—Lakeview, where natural beauty, convenience, and family-friendly charm come together effortlessly.