



**GRASSROOTS**  
REALTY GROUP

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2831 63 Avenue SW  
Calgary, Alberta

MLS # A2309142



**\$749,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Soaking Tub		

**Inclusions:** GARAGE CONTROLS

Prime location in the heart of LakeView, in one of the most coveted, Quiet inner city locations. Known for its parks, Nature, walking paths, proximity to the river and convenience in every direction. This partially updated bungalow has new vinyl plank flooring on the main floor, new paint and granite counters. There's plenty of room for your family here. Big windows allowing natural light in, and a deck from the dining room to the back and side of the house. The basement is finished with 2 bdrms with large windows, a bath, a huge recreation room, and a family room area. Double detached garage behind, fenced corner lot to the alley, ideally located close to North Glenmore Park, top-rated schools, shopping, transit, and the Glenmore Reservoir, with quick road access to Crowchild Trail and Stoney Trail, exceptional outdoor amenities, mature tree-lined streets and community spirit. Don't miss this opportunity to get into this beautiful area in an affordable home.