



GRASSROOTS

REALTY GROUP

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**6107 Longmoor Way SW
Calgary, Alberta**

MLS # A2309996



\$760,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,095 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: N/A

Lakeview - 6107 Longmoor Way SW: Attention DEVELOPERS, RENOVATORS and INVESTORS! Welcome to this well-cared-for 4-level split in the highly sought-after community of Lakeview. This original owner home features 3 bedrooms, 2 full bathrooms, an attached double garage, and is situated on a spacious 5,963 sq ft lot with endless potential. The main floor offers a bright, vaulted living room with a wood-burning fireplace and large south-facing windows, a formal dining room, and a functional kitchen with oak cabinetry and direct access to the attached garage. Upstairs, the spacious primary bedroom, formerly two bedrooms, features dual closets and a 4-piece bathroom. The lower level includes two bright bedrooms and a 3-piece bathroom. The basement level offers a generous rec room with a second fireplace, a laundry area, and ample storage and workspace. Enjoy the mature backyard with a large deck and plenty of room for kids and pets to play. Over the years, the home has seen updates, including some windows, the furnace, and the hot water tank. Ideally located in the heart of Lakeview, this property is within walking distance to excellent schools, including Jennie Elliott School, Bishop Pinkham School, and Connect Charter School. You will also find Lakeview Village Shopping Centre, North Glenmore Park, and the Glenmore Reservoir close by, offering access to the Calgary Canoe Club, rowing facilities, and scenic walking and cycling pathways. This home is a wonderful opportunity to live in the vibrant, family-oriented, and highly desirable Lakeview community.