



GRASSROOTS
REALTY GROUP

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6108 Lloyd Crescent SW
Calgary, Alberta

MLS # A2325445



\$799,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

Exceptional redevelopment opportunity in one of Calgary's most sought-after communities. Whether you're looking to build now, hold and rent, renovate, or secure a premium lot for the future, this is a property that offers options. Situated on a 52'6" x 100' lot on a quiet, non-through crescent, 6108 Lloyd Crescent SW is located in the heart of Lakeview where redevelopment is already well underway, with beautiful custom homes and major renovations transforming the street. The existing home is clean, comfortable and very livable, offering 3 bedrooms, 1 full bathroom, a 2-piece ensuite and an additional 2-piece bathroom in the basement, making it an excellent holding property while you finalize your future plans. Lakeview continues to be one of Calgary's favourite communities for good reason. Walk to the neighbourhood grocery store in minutes, enjoy quick access to North Glenmore Park, the Glenmore Reservoir and Weaselhead Flats, and take advantage of one of Calgary's best pathway systems. Earl Grey Golf Club is just minutes away, while an outstanding selection of public, separate, charter and private schools makes this an exceptional education corridor. Getting around couldn't be easier with Crowchild Trail, Glenmore Trail and Stoney Trail all close by, making downtown, the mountains, hospitals and the rest of the city easily accessible. Properties offering this combination of location, lot size, flexibility and long-term potential are becoming harder to find in Lakeview. Build your dream home, create your next project, or hold one of Calgary's most desirable southwest properties for the future.