



GRASSROOTS
REALTY GROUP

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3720 58 Avenue SW
Calgary, Alberta

MLS # A2327611



\$1,350,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Many Trees, Rectar		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		
Inclusions:	Light Fixtures		

OPEN HOUSE Sat July 18 from 2pm-4pm and Sun July 19 from 1pm-3pm Nestled in the heart of Lakeview, this exquisitely renovated residence offers over 2,200 sq. ft. of beautifully developed living space in one of Calgary's most coveted communities, steps from schools, (Mount Royal University, Jennie Elliott Elementary, Bishop Pinkham JH, and Connect Charter. Enjoy boutique shopping and IGA for groceries, and the endless recreation of North Glenmore Park. Reimagined in 2025 with a commitment to quality and longevity, the home features new Triple-Pane windows, an upgraded Electrical Panel, Hot Water Tank, Furnace, and Central A/C, ensuring modern comfort and efficiency. Inside, every detail has been elevated—from the seamless luxury vinyl plank flooring to the new interior and exterior doors, custom "California Closets", and extensive built-ins that enhance both style and function. At the center of the home, a brand-new designer kitchen showcases high-end finishes, premium appliances, and custom cabinetry offering exceptional storage, creating a showpiece for both everyday living and entertaining. With 5 spacious bedrooms and 3 full bathrooms, including a newly added primary ensuite, the home delivers flexibility for families and guests alike. A dedicated laundry space with a convenient sink adds everyday practicality. Outdoor living offers two exceptional spaces: a landscaped rear yard with a poured private patio, mature trees, and ample room for children to play enclosed with a newly built fence, and a newly built front deck framed by elegant Gemstone lighting, creating refined curb appeal and a warm evening ambiance. This is turnkey luxury living—fully modernized, thoughtfully designed, and perfectly positioned in Lakeview.

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