



GRASSROOTS
REALTY GROUP

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2924 Lathom Crescent SW
Calgary, Alberta

MLS # A2328796



\$930,000

Division:	Lakeview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,116 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Dry Bar, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	None		

Completely transformed with exceptional attention to detail, this beautifully renovated 3-bedroom, 2.5-bathroom home blends contemporary design with the warmth and character of one of Calgary's most established communities. Situated on a quiet cul-de-sac in sought-after Lakeview, every inch of this home has been thoughtfully updated to create a stylish, functional, and truly move-in-ready living experience. Natural light fills the open-concept main floor, where spacious living and dining areas are designed for both everyday living and effortless entertaining. A dramatic floor-to-ceiling quartz slab fireplace anchors the space, while warm engineered hardwood flooring, recessed lighting, and oversized windows create an inviting atmosphere throughout. The stunning kitchen combines timeless style with modern functionality, featuring custom cabinetry, expansive quartz countertops, updated pendant lighting, an upgraded refrigerator, and a full complement of newer appliances. The spacious primary suite offers a relaxing retreat with room for a king-sized bed, closet with custom organizers, and a beautifully updated ensuite featuring a custom-tiled glass shower, updated vanity and modern textured walls that add warmth and sophistication. Two additional bedrooms and a beautifully renovated main bathroom with a custom-built linen closet complete the upper level. The lower level offers newer carpeting, a generous recreation room perfect for movie nights, a convenient powder room, laundry area, and ample storage. The extensive list of upgrades extends well beyond the finishes. The crawlspace has been professionally encapsulated and fitted with a dedicated dehumidifier for preventative moisture control. A heat pump and air conditioning provide efficient year-round comfort(2024 for 8K), complemented by a newer furnace and hot water tank (approximately

2022). The appliances have been professionally deep cleaned, making this home ready for its next owners. Outside, enjoy a private, fully fenced backyard framed by mature trees, a newer maintenance-free composite deck, and a freshly hydroseeded lawn completed in Summer 2026. A brand-new oversized detached two-car garage, completed in October 2026 (68k), provides exceptional parking, storage, and workspace, while the attached garage also features a newer oversized overhead door. Additional improvements include a new roof, windows, doors, and stucco exterior completed in 2022. A new Real Property Report has also been completed to reflect the property's recent improvements. Located just steps from Glenmore Park and close to excellent schools, shopping, parks, pathways, and everyday amenities, this exceptional Lakeview home offers the perfect balance of contemporary living and an established neighbourhood setting. As an added bonus, all furniture is available for purchase separately (excluding tv and media centre)