

\$589,000 - 303, 3131 63 Avenue Sw, Calgary

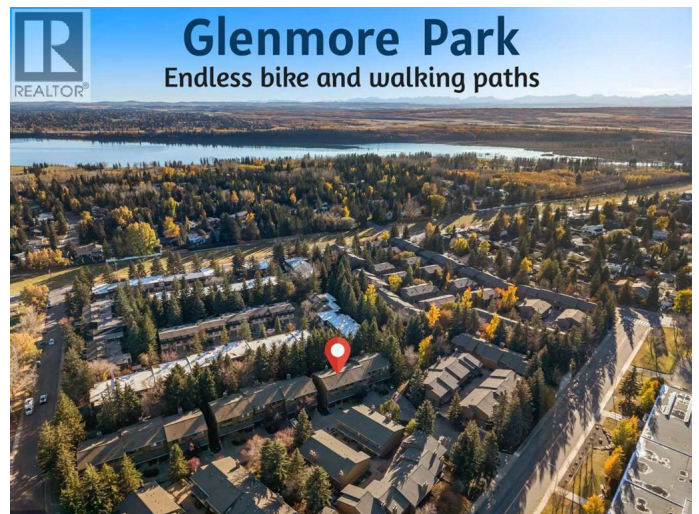
MLS® #A2259621

\$589,000

2 Bedroom, 3.00 Bathroom, 1,604 sqft
Single Family on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to Lakeview Greens, the pinnacle of desirable living in Calgary's sought-after Lakeview community! This exceptional townhome boasts a sun-drenched, south-facing backyard and an unbeatable location that truly has it all. Families will appreciate being just steps away from top-rated schools, including Jennie Elliot Elementary, Bishop Pinkham Jr. High, and Connect Charter School. Take leisurely strolls along Lakeview's charming, tree-lined pathways, or enjoy nearby outdoor gems like North Glenmore Park, Weaselhead Provincial Park, and the prestigious Earl Grey Golf Course. Commuters will love the quick drive to downtown Calgary, while mountain enthusiasts can escape to the Rockies in under 45 minutes. Step inside to find a beautifully designed townhome featuring gorgeous hardwood flooring throughout. The open riser stairs lead to a mid-century inspired layout, evoking warmth and calm. The chef-inspired kitchen includes white quartz countertops, a striking butcher block island, sleek modern cabinetry, stainless steel appliances, a subway tile backsplash, and a practical corner pantry. The spacious living room is flooded with natural light from large patio doors that open onto your private backyard, anchored by a cozy wood-burning fireplace — perfect for entertaining or unwinding after a long day. Upstairs, you'll discover two generous bedrooms (which could easily be converted back into three), including a serene primary



suite featuring a large walk-in shower, creating a peaceful retreat. The finished basement studio adds versatility, ideal for a home gym, creative space, or private office. Notable updates include a new Furnace (2023), Hot water tank (2021), Dishwasher (2024), Microwave hood fan (2025), Fridge (2021), and all windows replaced in 2017. This remarkable home is your opportunityâ€”donâ€™t miss the chance to make Lakeview Greens your new address. Book your private viewing today and experience the best of Lakeview living. Donâ€™t forget to explore the immersive virtual tour of this exceptional home! (id:6289)

Built in 1976

Essential Information

Listing #	A2259621
Price	\$589,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	303, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
Province	Alberta
Postal Code	T3E6N4

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Water Nearby
Features	Treed, No Smoking Home

Parking Spaces	2
Parking	Attached Garage, Oversize
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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