

5808 Lakeview Drive SW  
Calgary, Alberta

MLS # A2227339



**\$855,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** N/A

**\*\* Open House Saturday from 2:30 - 4pm\*\*** Welcome to this well-maintained 4-level split home nestled in the quiet, family-friendly neighborhood of Lakeview. Proudly owned by the original owner, this home offers 2102.73 sq ft of thoughtfully designed living space, perfect for those looking to personalize and update to their taste. Step inside to find gleaming hardwood floors on the main level, leading you into a bright and open kitchen and dining area. The heart of the home, this space is filled with natural light and flows seamlessly into a cozy 4-season heated sunroom—ideal for year-round enjoyment. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, offering plenty of room for a growing family. The lower-level family room features a classic wood-burning fireplace, perfect for relaxing evenings. A sunny east/northeast-facing backyard provides the ideal spot for morning coffee or weekend gardening. Additional highlights include freshly painted walls, newer windows, and a spacious double detached garage. With parks, schools, and all amenities just minutes away, this home offers unmatched potential in a prime location. Don’t miss the opportunity to make this Lakeview gem your own!