

**2616 63 Avenue SW
Calgary, Alberta****MLS # A2199632****\$885,000**

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Level		

Heating: Forced Air, Natural Gas**Floors:** Vinyl Plank**Roof:** Asphalt Shingle**Basement:** Separate/Exterior Entry, Finished, Full**Exterior:** Stucco, Wood Frame**Foundation:** Poured Concrete**Features:** Closet Organizers, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** None

Public OpenHouse on Saturday April 12 2025 from 2 pm to 4 pm. Welcome to your dream home! This beautifully updated and upgraded Mid-Century 3 bedroom bungalow in the sought-after Lakeview area of Calgary is a perfect blend of classic charm and modern convenience. With meticulous attention to detail, this home boasts a stunning custom-designed kitchen by Superior Cabinets, featuring elegant white quartz countertops—ideal for both cooking and entertaining. Step inside to discover a bright, open floor plan enhanced by large windows & vaulted ceiling that fill the space with natural light. The main level offers three bedrooms and is adorned with gorgeous engineered vinyl flooring throughout. The legal lower level is truly highlight, offering silence floor, separate entrance, with huge windows, two bedroom, living room, and 3 pc bathroom. Recent (2017) upgrades include: new roof shingles, central AC, new electrical, plumbing, hot water tank, furnace and the hot tub outlet ready. Location is everything! This property is just minutes away from local shopping centers and the picturesque Glenmore Reservoir, complete with expansive park areas and scenic walking and biking trails. With easy access to major roadways and a vibrant community atmosphere, this is a fantastic place to call home. Don't miss your chance to own a slice of paradise in one of Calgary's most desirable neighborhoods. Schedule your private showing with your favourite Realtor today!