

419, 3131 63 Avenue SW
Calgary, Alberta

MLS # A2167293



\$489,900

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,451 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Level, Other, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 579
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Natural Woodwork, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Beautiful townhouse located in the desirable community of Lakeview with over 1450 square feet of AG space! As you step inside, you'll immediately notice ample sunlight, exposed wood features, floating staircase & more! The beautifully renovated kitchen, features sleek cabinets, an opening that overlooks both the living & dining room area, quartz countertops, and cleverly integrated storage solutions. The spacious island adds extra functionality with a breakfast bar, and the sleek concrete floors bring a contemporary vibe that is also durable. The main floor also includes an upgraded half bath, a generous dining area, and a sunken living room with a striking wood feature full-height gas fireplace. Outside, enjoy the privacy of your yard featuring a fully fenced in area with patio, surrounded by mature trees and designed for easy upkeep. Upstairs, the primary bedroom is generously sized, with a walk-in closet and shared access to a Jack-and-Jill bathroom, which connects to the second bedroom. Convenient laundry room is located on the upper level. Complete with 2 underground parking spots and additional storage, this Lakeview gem offers everything in a prime location. Move in today and turn your Lakeview dream, into a reality!