

# \$885,000 - 2616 63 Avenue Sw, Calgary

MLS® #A2199632

**\$885,000**

5 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Public OpenHouse on Saturday March 22 2025 from 11 am to 5 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 countertopsâ€”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. Donâ€™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!

Built in 1961

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199632    |
| Price          | \$885,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,096       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2616 63 Avenue Sw |
| Subdivision | Lakeview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 5J7           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | RV Access/Parking, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s)                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | ENERGY STAR Qualified Equipment  |
| Has Basement      | Yes  |

Basement Exterior Entry, Finished, Full

## Exterior

Exterior Features None

Lot Description Back Lane, Irregular Lot, Landscaped, Level

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 5th, 2025

Days on Market 30

Zoning R-CG

## Listing Details

Listing Office Diamond Realty & Associates LTD.

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