



## 2636 Lionel Crescent Calgary Alberta

\$825,000

Mid-century modern gem | Prime Lakeview location | Established neighbourhood | Welcome to 2636 Lionel Crescent, nestled in the highly coveted southwest community of Lakeview. This exceptional residence is located on a quiet street, surrounded by lush mature trees and on a well-landscaped lot, creating the quintessential Lakeview setting. Upon stepping inside, you'll be greeted by an expansive open-concept main floor featuring a spacious living area centred around a cozy gas fireplace and soaring vaulted ceilings. The updated kitchen boasts high-end appliances throughout, a generously sized island perfect for gatherings with family and friends, a spacious dining area accommodating up to 8 guests, and convenient access to the expansive composite deck in the backyard, a perfect place for enjoying summer bbq's with the family. The upper level reveals a spacious primary bedroom, a complete 4-piece bathroom, and a generously proportioned second bedroom. The lower level adds two more sizable bedrooms and a second full bathroom. But there's more to discover- The fully developed basement offers a spacious family/games room, ideal for the kiddos or for cheering on the Flames this season, along with a massive hidden crawl space for all your storage needs. The oversized garage presents a unique feature--an attached home gym/studio space with endless possibilities. Numerous upgrades have been thoughtfully done over the years, including a brand-new roof on the home, new carpet throughout the entire house, as well as a series of improvements such as a furnace, hot water tank, a comprehensive kitchen remodel, luxury vinyl plank (LVP) flooring, and numerous upgraded windows. This home's location is truly exceptional, within a 5-minute stroll to North Glenmore Park and walking distance to shopping, schools, parks, and scenic pathways. Additionally, it's just a quick 2-minute drive t...

Recreational, Games room 21.00 Ft x 11.50 Ft

Bedroom 12.00 Ft x 10.50 Ft

Bedroom 12.50 Ft x 8.00 Ft

3pc Bathroom Measurements not available

Kitchen 12.00 Ft x 9.17 Ft

Living room 19.50 Ft x 17.50 Ft

Other 12.00 Ft x 6.00 Ft

Exercise room 21.50 Ft x 9.67 Ft

4pc Bathroom Measurements not available

Primary Bedroom 13.00 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Dining room 13.00 Ft x 12.00 Ft

Bedroom 13.00 Ft x 8.50 Ft