



# 3131 63 Avenue Calgary Alberta

\$479,900

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! (id:6769)

Furnace 19.17 Ft x 13.67 Ft  
2pc Bathroom 4.83 Ft x 6.00 Ft  
Dining room 15.92 Ft x 9.92 Ft  
Foyer 6.00 Ft x 9.17 Ft  
Kitchen 10.83 Ft x 12.75 Ft

Living room 19.25 Ft x 13.58 Ft  
4pc Bathroom 6.00 Ft x 14.17 Ft  
Bedroom 13.08 Ft x 9.92 Ft  
Primary Bedroom 11.75 Ft x 23.42 Ft

Listing Presented By:



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