



# 6320 Crowchild Trail Calgary Alberta

\$717,000

Priced to Sell & Great Investment opportunity. This beautifully RENOVATED home is situated on an oversized lot (60' wide x 110' deep) in the highly desirable, family-friendly community of Lakeview/North Glenmore Park that is fully fenced and landscaped. Single garage with front drive access. The home is bright with large vinyl windows for natural light including a brand-new energy efficient large front window in 2024, and features plenty of pot lights throughout both floors. This spacious, well laid Bungalow offers 1960's charm with modern updates and includes 5 bedrooms, 3 on the main floor and 2 in the fully finished basement, along with 2 full bathrooms. This home offers ample space for families of all sizes. The additional office/storage room provides even more versatility. The kitchen is a large, open space featuring Stainless Steel Appliances, with a huge East-facing window for you to enjoy the morning sunrises and floor to ceiling solid wood cabinets with ample storage. The dining room leads you to a raised deck, great for entertaining and the backyard welcomes you with a cozy interlocking brick patio, perfect to gather around a firepit. The basement features a separate entrance from the main floor garden door, a gas fireplace in the family room & kitchen cabinets with sink, the perfect layout for entertaining or if you wanted to suite the lower level. There are 2 sets of laundry in this home, one set on the main floor and a second in the basement. The Flooring throughout includes beautiful hand-scraped hardwood floors throughout main floor, with a tiled bathroom, while the basement features carpet, vinyl plank, and laminate. Upgrades include A/C and new hot water tank installed in 2022, and dual stage furnace, which is tuned up and cleaned annually. Enjoy seamless control with a nest smart thermostat. Other recent updates include, exterior paint and t...

Family room 17.25 Ft x 17.83 Ft  
 Kitchen 11.00 Ft x 16.83 Ft  
 Bedroom 9.25 Ft x 9.83 Ft  
 Bedroom 10.75 Ft x 9.50 Ft  
 3pc Bathroom 5.67 Ft x 7.58 Ft  
 Furnace 12.75 Ft x 13.42 Ft

Kitchen 12.58 Ft x 12.83 Ft  
 Dining room 12.67 Ft x 8.75 Ft  
 Primary Bedroom 13.42 Ft x 11.00 Ft  
 Bedroom 10.17 Ft x 8.67 Ft  
 Bedroom 10.17 Ft x 8.00 Ft  
 4pc Bathroom 9.75 Ft x 8.00 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 12.75 Ft x 21.58 Ft