



# 3131 63 Avenue Calgary Alberta

\$439,900

Welcome to this immaculate 4 level split end unit in the community of Lakeview! This spacious home has everything you are looking for, a gigantic living room with a lovely wood burning fireplace with gas lighter. The bright south facing balcony is looking onto a very private green space filled with trees. A gigantic master bedroom with newly renovated ensuite along with two other additional bedrooms on a separate level for that added privacy. The kitchen has a two-year-old fridge and dishwasher both with warranty & the dining area is bright and spacious. Downstairs the exceptionally 38" long, heated tandem garage has been walled off for that extra storage. If you would like the double attached garage the wall could be very easily removed. This complex is extremely well maintained & pets are allowed with board approval. The furnace is two years old and has a lifetime warranty for heat exchanger issues & comes with a maintenance package until Sept 2024. Lakeview is coveted for being easy access to major routes, downtown and Glenmore Park, along with other amenities nearby makes this a must see unit! (id:6769)

Living room 19.17 Ft x 15.25 Ft  
 Laundry room 6.00 Ft x 5.17 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Kitchen 15.17 Ft x 9.33 Ft  
 Storage 15.33 Ft x 10.83 Ft  
 Dining room 14.25 Ft x 9.33 Ft

Primary Bedroom 16.75 Ft x 14.42 Ft  
 Bedroom 15.17 Ft x 9.50 Ft  
 Bedroom 11.67 Ft x 9.17 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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