



## 3131 63 Avenue Calgary Alberta

\$499,900

OPEN HOUSE WEDNESDAY 2:30-5:30 DEC 20 - THIS IS IT ... THE ONE WORTH WAITING FOR....Upgraded 3 Bedroom 2.5 Bathroom Townhouse with double TANDEM garage located in Phase 2 of Lakeview Green - walking distance to the Glenmore Parks and local schools. Floor plan impresses with spacious living area featuring stone faced fireplace and patio doors that open onto the South facing deck. Custom kitchen features white cabinetry, designer backsplash, quartz counters, corner pantry and stainless steel appliances and is open to the Dining room. 1/2 bath and Laundry room complete this floor. Upper floor hosts Primary bedroom with double closet and ensuite, two additional bedrooms and a 5 piece main bathroom. Basement area hosts the utility room, storage areas and the DOUBLE tandem heated garage. Lakeview is a mature, peaceful community with a location that is second to none - 10 to 15 minutes to downtown -. Jenny Elliot Elementary School, Connect Charter and Bishop Pinkham Junior High are all a short walking distance away and MRU is super close. There is a 1.8 km off leash dog park nearby and North Glenmore Park is a haven for outdoor enthusiasts. This home with all of its fantastic features and incredible location this is a must see. (id:6769)

Dining room 7.25 Ft x 15.42 Ft

Kitchen 11.92 Ft x 15.33 Ft

Primary Bedroom 17.67 Ft x 14.33 Ft

4pc Bathroom 11.42 Ft x 4.92 Ft

Bedroom 9.33 Ft x 12.33 Ft

Bedroom 9.42 Ft x 14.92 Ft

5pc Bathroom 111.58 Ft x 4.92 Ft

Living room 19.08 Ft x 18.42 Ft

2pc Bathroom 5.17 Ft x 5.50 Ft

Laundry room 6.17 Ft x 5.50 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca