

**3720 58 Avenue SW**  
**Calgary, Alberta**

**MLS # A2223000**



**\$749,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** none

Welcome to a well appointed bungalow located in the highly sought after community of Lakeview! FIRST TIME LISTED! Recent updates were a new AC unit & most of the windows on the main floor were done 3 years ago. This spacious bungalow, located on a quiet street, is perfect for a first time buyer or starter family home. Main floor contains 3 bedrooms up, 1.5 bathrooms and kitchen overlooking backyard. Separate entrance at rear of property which allows for opportunities in the basement. A large backyard with an oversized garage awaits. Home is in close proximity to Weaselhead Flats and many walking trails. Quick access to Glenmore and Crowchild Trail allows for easy commuting.