



2628 Lionel Crescent SW Calgary, Alberta

MLS # A2229831



\$715,000

Division:	Lakeview					
Type:	Residential/House					
Style:	Bungalow					
Size:	1,054 sq.ft.	Age:	1961 (64 yrs old)			
Beds:	4	Baths:	2			
Garage:	Double Garage Detached					
Lot Size:	0.12 Acre					
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private					

Floors: Carpet, Laminate, Linoleum, Tile Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Finished, Full LLD: - Exterior: Stucco, Wood Frame Zoning: R-CG Foundation: Poured Concrete Utilities: -	Heating:	Forced Air	Water:	-
Basement: Finished, Full LLD: - Exterior: Stucco, Wood Frame Zoning: R-CG	Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Exterior: Stucco, Wood Frame Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
- Custo, mean amo	Basement:	Finished, Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stucco, Wood Frame	Zoning:	R-CG
, care consists	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island

Inclusions: garage controls

Welcome to 2628 Lionel Crescent SW Calgary! Located in the community of Lakeview in the SW quadrant of the city along the North shore of Glenmore Reservoir. Enjoy an easy maintenance lifestyle in this 1054.25 sq. ft., 4-bedroom, 2-bathroom, bungalow, double detached garage all on a quiet residential street. The lot features mature trees, rear patio, shed and a fenced back yard. From the front door you are welcomed with lots of natural light through a massive picture window framing the outside view like a picture to admire from the spacious living room that guides you to the dining room and open concept to the easy flow kitchen with island and maple cabinets to create a modern feel. 3 bedrooms up and 4-piece main bath complete the main. The basement provides a family room with lots of storage, a laundry room, and 4th bedroom plus a 3-piece bathroom. New Furnace and Hot water tank installed March 2025. All of this is located within a short walk to the Lakeview shopping complex, schools and offers quick access to Crowchild and Glenmore walking and biking Trails.