

2604 63 Avenue SW
Calgary, Alberta

MLS # A2254278



\$799,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Covered, Double Garage Detached, Driveway, Garage Fa		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

Inclusions: Garage Heater, TV mounts, 2 Sheds

Welcome to this wonderful family home, just steps from Lakeview's favourite shops, schools, and parks. With just over 2,000 sqft of living space, 4 bedrooms and 2 bathrooms, this property is move-in ready and full of charm. The oversized heated garage, 6-car driveway, and three thoughtfully landscaped outdoor spaces create the perfect setting for family living—whether it's hosting summer BBQs, watching the kids play in the yard, or relaxing with coffee in the sun-drenched living room. East and west exposure along with a south-facing front window bring natural light throughout the day, making this a warm and welcoming home for young families or couples planning to grow. Lakeview itself is one of Calgary's most desirable communities, framed by North Glenmore Park, the Glenmore Reservoir, and Weaselhead Flats. Families enjoy endless outdoor adventures with bike paths, playgrounds, golf courses, and green space right at their doorstep, along with quick access to Glenmore, Crowchild, and Stoney Trails. Local restaurants, coffee shops, schools, and community events foster a vibrant, connected lifestyle. For developers, this oversized corner lot is a rare opportunity in a prime location. With R-CG zoning, the property offers excellent potential for redevelopment, including a future multifamily build of up to four units. This makes it an attractive investment for those looking to capitalize on Lakeview's strong demand and unbeatable location.