

6623 Lakeview Drive SW Calgary, Alberta

MLS # A2269409



\$785,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,086 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, RV Access/Parking, See Remarks		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Electric Stove x2, Washer x2, Dryer x2, Microwave x2, A/C

Beautifully maintained and renovated home in the sought-after community of Lakeview, featuring a separate entrance suite (illegal). This turnkey property is in excellent condition, ideal for those seeking a mortgage helper or a solid investment opportunity in a prime location. The main level offers three bedrooms, including a primary suite with a two-piece ensuite, a full bathroom, an updated kitchen with granite countertops, and convenient in-suite laundry. The lower level, with its own private entrance, includes a full kitchen, one bedroom, a full bathroom, a den, and separate laundry facilities. Situated on an oversized Lakeview lot, the property provides ample rear parking and a large 22x24 detached garage that is insulated, drywalled, equipped with a gas line for a potential heater, and has sufficient power for workshop use. The sunny west-facing backyard spans across the 60x110 ft lot and also includes a gas line for outdoor entertaining or a future project. Recent updates include top-of-the-line roof shingles (2022), a new garage door opener (2023), a hot water tank (2024), and upgraded windows and siding with added insulation (2008). Additional features include central air conditioning and a built-in Vacuflo system, making this home move-in ready and exceptionally well-appointed.