

6004 Lloyd Crescent SW
Calgary, Alberta

MLS # A2312280



\$832,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,309 sq.ft.	Age:	1961 (65 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Other, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Lawn, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to 6004 Lloyd Crescent SW, a rare opportunity to own an immaculately maintained bungalow in the highly sought-after community of Lakeview. Situated on a spacious 5986 sq ft corner lot, this home offers just over 1,300 sq ft above grade along with a fully finished basement, timeless character, and incredible pride of ownership throughout. Stepping inside is like entering a beautifully preserved time capsule, with many original features maintained in exceptional condition, offering buyers the choice to appreciate its vintage charm or personalize it over time. The main floor features a bright and spacious living and dining area with hardwood flooring, creating a warm and inviting atmosphere for everyday living and entertaining. Originally configured as a 4-bedroom up layout, one wall was removed to create larger bedroom spaces, resulting in 3 generously sized bedrooms upstairs, including one with a convenient 2-piece ensuite, while the remaining bedrooms are finished with comfortable carpet flooring. The fully finished basement provides additional living space with three bedrooms (non-egress sized windows), another 2-piece bathroom, a large rumpus room, and a bar setup perfect for entertaining, hobbies, or creating a flexible recreation area. Outside, the oversized single detached garage is a standout feature, complete with a maintenance pit that will especially appeal to mechanics, car enthusiasts, or anyone seeking additional utility and workspace. Located on a quiet crescent in one of Calgary's most desirable southwest communities, this property offers close proximity to parks, schools, shopping, and major routes while being surrounded by mature trees and established homes. Whether you are looking to preserve its retro character or renovate to suit your vision, this is a truly special Lakeview property with endless potential.