

# \$595,000 - 617, 3131 63 Avenue Sw, Calgary

MLS® #A2228552

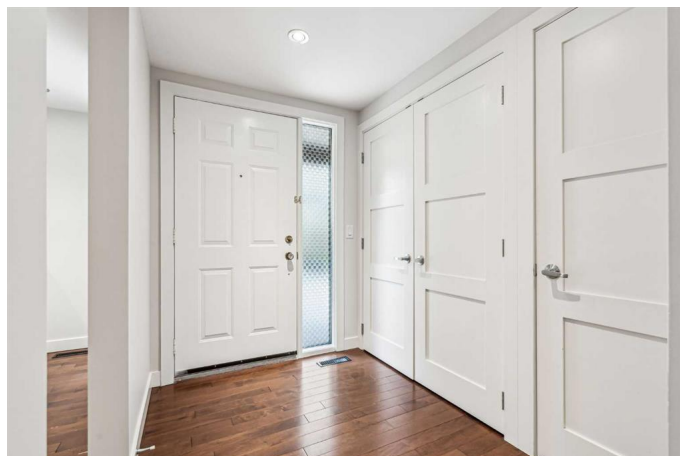
**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Nestled in the serene community of Lakeview, this 3 bedroom, 2.5 bathroom townhome offers your own sanctuary. Step inside, and the home welcomes you with warm hardwood flooring and stunning architectural beams. With countless renovations done, you are able to simply move in and start enjoying. The kitchen, the heart of the home, is inviting and a perfect gathering space for entertaining. It showcases white cabinetry, a brick style backsplash, island with seating, stainless steels appliances, granite counters and plenty of storage. A floor to ceiling window brings in beautiful natural light to the space. Designed for comfort and style, the floorplan opens up to the dining room and vaulted living space. With a cozy wood burning fireplace with a gas log lighter and a west exposure, the living room is an ideal place to relax and unwind. Enjoy the sun on the west-facing patio, complete with new patio doors, new stairs and fence, stonework and a peaceful setting amongst the trees. A beautiful half bathroom and abundant closet and storage space complete the main level. The upper level continues to impress, with three full sized bedrooms, 2 full bathrooms, upstairs laundry, triple pane windows with custom up/down blinds and hardwood flooring throughout. The primary retreat offers an expansive walk-in closet with built-in shelving and a well-appointed ensuite bathroom with Moen hardware. The additional bedrooms are separated from the primary bedroom and share a spacious bathroom.



This home offers direct access to two heated, side-by-side underground parking stalls, additional storage space, and a versatile unfinished basementâ€”perfect for a future gym or hobby space. Recent updates include 50-gallon hot water tank (2020), washer/dryer (2018), fresh paint (2025), new light fixtures, countertops, bathroom plumbing fixtures and fans, kitchen faucet, bedroom windows and a new patio sliding door. Lakeview is home to one of Calgaryâ€™s most beloved parks. Just a short stroll away, North Glenmore Park and the Reservoir invites you for picnics in the park, panoramic views and walking and biking trails. The Calgary Rowing Club, Calgary Canoe Club and Earl Grey Golf Club are all nearby. Lakeview offers endless amenities with shopping, schools and parks in close proximity as well as ease of access to downtown, MRU, Stoney Trail and out to the mountains. This is more than just a home â€” itâ€™s quiet retreat amidst a vibrant community set in nature.

Built in 1976

**Essential Information**

MLS® #	A2228552
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	617, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N4

### **Amenities**

Amenities	Parking, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Heated Garage, Oversized, Parkade, Side By Side, Underground
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance, Private Yard, Storage, Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	13
Zoning	M-CG d111

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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