

\$619,900 - 611, 3131 63 Avenue Sw, Calgary

MLS® #A2199881

\$619,900

2 Bedroom, 3.00 Bathroom, 1,306 sqft
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Presenting an exquisite end-unit townhome nestled in the sought-after community of Lakeview, renowned for its serene environment with close proximity to the Glenmore Reservoir. This award-winning residence, honored with the SAM 'Best Home Renovation' of the year, offers a harmonious blend of modern design and functional living spaces. Boasting 2 bedrooms, 2.5 bathrooms, and a fully finished basement, this residence offers nearly 1,550 sqft of sophisticated living space. Sure to impress even the most discerning buyers, the open-concept main floor is light and bright with large windows and an abundance of natural light highlighting the beautiful engineered flooring as it seamlessly flows throughout the space. The gourmet kitchen is a chef's delight, featuring custom cabinetry, quartz countertops with a waterfall island, and top-tier stainless steel appliances, including an induction stovetop, built-in oven, and microwave. The adjacent, sunken living area is accentuated by a gas fireplace and built-in speakers, which invites relaxation. Extend your living space outdoors to the private, SW facing tiered cedar deck, perfect for entertaining amidst the surrounding mature trees - your own private oasis. Ascend the architecturally striking open-riser staircase to discover two generous bedrooms. The primary bedroom boasts built-in speakers, a walk-in closet, a private balcony, and a luxurious ensuite equipped with a curbless shower, dual sinks, and heated floors. The



second bedroom also features its own 4-piece ensuite bathroom. For added convenience, laundry facilities are also located on this level. The fully finished basement offers versatile space, ideal for a den or recreation area. Direct access leads to two heated underground parking stalls, complemented by additional storage—a rare and valuable feature. This is more than just a home, it is an opportunity to live in a vibrant inner-city community, it is an opportunity to enjoy an active lifestyle sailing, fishing, and kayaking. The area is adorned with numerous hiking and cycling trails, especially around the Weaselhead flats and Glenmore Trail. The Calgary Rowing Club, Calgary Canoe Club, and Earl Grey Golf Club are all just a stone's throw away. Don't miss your chance to view this amazing property, book a private tour today.

Built in 1976

Essential Information

MLS® #	A2199881
Price	\$619,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	611, 3131 63 Avenue Sw
Subdivision	Lakeview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N4

Amenities

Amenities	Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Oversized, Underground, Parkade, See Remarks

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	M-CG

Listing Details

Listing Office	Real Broker
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