

3720 58 Avenue SW
Calgary, Alberta

MLS # A2223000

\$779,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Welcome to a well appointed bungalow located in the highly sought after community of Lakeview! FIRST TIME LISTED! Recent updates were a new AC unit & most of the windows on the main floor were done 3 years ago. This spacious bungalow, located on a quiet street, is perfect for a first time buyer or starter family home. Main floor contains 3 bedrooms up, 1.5 bathrooms and kitchen overlooking backyard. Separate entrance at rear of property which allows for opportunities in the basement. A large backyard with an oversized garage awaits. Home is in close proximity to Weaselhead Flats and many walking trails. Quick access to Glenmore and Crowchild Trail allows for easy commuting.