

5808 Lakeview Drive SW  
Calgary, Alberta

MLS # A2227339

\$855,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,244 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

**\*\* Open House Saturday from 2:30 - 4pm\*\*** Welcome to this well-maintained 4-level split home nestled in the quiet, family-friendly neighborhood of Lakeview. Proudly owned by the original owner, this home offers 2102.73 sq ft of thoughtfully designed living space, perfect for those looking to personalize and update to their taste. Step inside to find gleaming hardwood floors on the main level, leading you into a bright and open kitchen and dining area. The heart of the home, this space is filled with natural light and flows seamlessly into a cozy 4-season heated sunroom—ideal for year-round enjoyment. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, offering plenty of room for a growing family. The lower-level family room features a classic wood-burning fireplace, perfect for relaxing evenings. A sunny east/northeast-facing backyard provides the ideal spot for morning coffee or weekend gardening. Additional highlights include freshly painted walls, newer windows, and a spacious double detached garage. With parks, schools, and all amenities just minutes away, this home offers unmatched potential in a prime location. Don’t miss the opportunity to make this Lakeview gem your own!