

3711 58 Avenue SW
Calgary, Alberta

MLS # A2207553

\$849,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,256 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees		

Heating:	Fireplace(s), Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Built-in Features, Double Vanity, Laminate Counters		

Inclusions: Light Fixtures

Open House Sunday May 4 from 2-4 pm. This could be your next home in the family friendly LAKEVIEW community. This 4-level split home boasts a NEW ROOF (2018) and almost 2400 sq ft of living space. Starting with an attractive curb appeal, the yard has matured trees, and the back yard has a sunny South exposure. Upon entering the home, you will be greeted with real site finished Oak Hardwood flooring throughout most of the main floor. The living room has a large window allowing plenty of light to flow through to the formal dining room. The Kitchen overlooks the back yard and features plenty of counter space, as well as an eat in nook. Upstairs are 3 well sized bedrooms with oak hardwood flooring and an updated 5-piece bath with a Bain Ultra Air Jetted Tub and Heated Floors. The 3rd level family room is inviting with large bright windows and brick fireplace. You also get a bedroom, 4-piece bathroom and walk up exit to the back yard. The 4th level gives even more space including the laundry room and another family room for more entertaining. With all these levels, the home has a convenient Vacuflo system with cleaning attachments. The back yard is ready for your summertime BBQs, with beautifully maintained gardens, a large wood deck for entertaining, fully fenced and the sunny South exposure. Along with the double detached garage, off the alley, rounds out this great family home. Just a half block to the Bike paths and walking distance to the Weaslehead pathways. Also walk to Glenmore Park, plenty of local schools including Mount Royal University. And quick access to Downtown and the Ring Road.