

# \$849,900 - 2604 63 Avenue Sw, Calgary

MLS® #A2254278

**\$849,900**

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Welcome to this wonderful family home, just steps from Lakeview's favourite shops, schools, and parks. With just over 2,000 sqft of living space, 4 bedrooms and 2 bathrooms, this property is move-in ready and full of charm. The oversized heated garage, 6-car driveway, and three thoughtfully landscaped outdoor spaces create the perfect setting for family living—whether it's hosting summer BBQs, watching the kids play in the yard, or relaxing with coffee in the sun-drenched living room. East and west exposure along with a south-facing front window bring natural light throughout the day, making this a warm and welcoming home for young families or couples planning to grow. Lakeview itself is one of Calgary's most desirable communities, framed by North Glenmore Park, the Glenmore Reservoir, and Weaselhead Flats. Families enjoy endless outdoor adventures with bike paths, playgrounds, golf courses, and green space right at their doorstep, along with quick access to Glenmore, Crowchild, and Stoney Trails. Local restaurants, coffee shops, schools, and community events foster a vibrant, connected lifestyle.

For developers, this oversized corner lot is a rare opportunity in a prime location. With R-CG zoning, the property offers excellent potential for redevelopment, including a future multifamily build of up to four units. This makes it an attractive investment for those looking to capitalize on Lakeview's strong demand



and unbeatable location.

Built in 1961

**Essential Information**

MLS® #	A2254278
Price	\$849,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2604 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5J7

**Amenities**

Parking Spaces	6
Parking	Additional Parking, Covered, Double Garage Detached, Driveway, Heated Garage, RV Access/Parking, Garage Faces Side, RV Carport
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Entrance
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Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	September 4th, 2025
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Zoning	R-CG
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## Listing Details

Listing Office	Royal LePage Benchmark
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