

# \$849,000 - 3711 58 Avenue Sw, Calgary

MLS® #A2207553

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

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.

Built in 1965

### **Essential Information**

MLS® #	A2207553
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	3711 58 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5H8

### **Amenities**

Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Natural Gas, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Garden, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.