

# \$1,549,900 - 2756 Lionel Crescent Sw, Calgary

MLS® #A2212209

**\$1,549,900**

4 Bedroom, 5.00 Bathroom, 1,458 sqft  
Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome to this stunning corner-lot brick bungalow in the heart of Lakeview, offering nearly 2,700 sq. ft. of beautifully finished living space with 4 bedrooms, 5 bathrooms, and central A/C for year-round comfort.

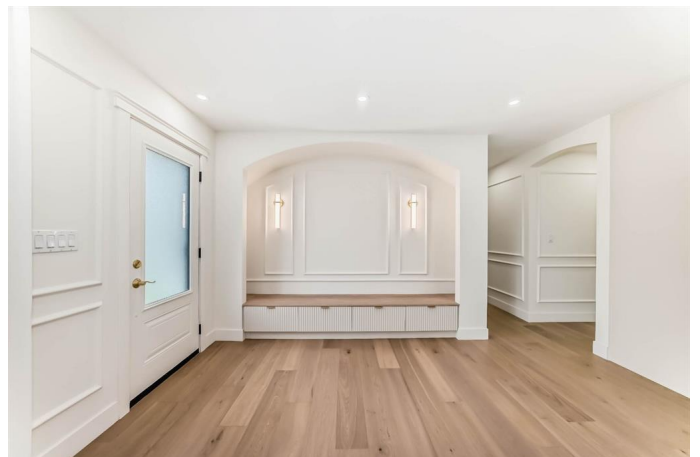
Step inside to a spacious foyer with a built-in bench and hidden storage. The open-concept layout flows into a cozy living room with a custom Italian Venetian gas fireplace and an elegant dining area with a wet bar.

The gourmet kitchen features a built-in Fisher & Paykel fridge and gas range, Italian Venetian hood fan, hidden coffee bar, pantry with pull-outs, and a large island with leather-finish quartz countertops. Custom cabinetry, designer drapery, engineered hardwood flooring, and premium blinds elevate the space throughout.

A sleek 2-piece powder room is perfectly placed for guests.

The main floor includes a luxurious primary retreat with a fireplace, custom walk-in closet, and spa-inspired 5-piece ensuite. A second bedroom offers its own 4-piece ensuite and built-in closet. At the back, a custom mudroom adds functional storage with built-in drawers and shelving.

The finished basement includes glass railings, a glass-enclosed office or gym, second wet



bar, and a spacious family room with a brick gas fireplace and under-stair storage. Two additional bedrooms—one with a 3-piece ensuite, the other with built-in closet—plus an extra 3-piece bathroom and designer laundry room complete the lower level.

Outside, enjoy a sun-drenched lot with stone retaining wall, custom fencing, and a double oversized garage with gas heater and built-in workstation.

Located steps from top schools, Glenmore Reservoir, parks, shops, and transit—this Lakeview gem truly has it all.

Built in 1962

**Essential Information**

MLS® #	A2212209
Price	\$1,549,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,458
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2756 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Washer, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.