

# \$715,000 - 2628 Lionel Crescent Sw, Calgary

MLS® #A2229831

**\$715,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.12 Acres

Lakeview, Calgary, Alberta

Welcome to 2628 Lionel Crescent SW Calgary! Located in the community of Lakeview in the SW quadrant of the city along the North shore of Glenmore Reservoir. Enjoy an easy maintenance lifestyle in this 1054.25 sq. ft., 4-bedroom, 2-bathroom, bungalow, double detached garage all on a quiet residential street. The lot features mature trees, rear patio, shed and a fenced back yard.

From the front door you are welcomed with lots of natural light through a massive picture window framing the outside view like a picture to admire from the spacious living room that guides you to the dining room and open concept to the easy flow kitchen with island and maple cabinets to create a modern feel. 3 bedrooms up and 4-piece main bath complete the main. The basement provides a family room with lots of storage, a laundry room, and 4th bedroom plus a 3-piece bathroom. New Furnace and Hot water tank installed March 2025. All of this is located within a short walk to the Lakeview shopping complex, schools and offers quick access to Crowchild and Glenmore walking and biking Trails.



Built in 1961

## Essential Information

MLS® #                      A2229831

Price                        \$715,000

Bedrooms                4

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.12        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2628 Lionel Crescent Sw |
| Subdivision | Lakeview                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E6B1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame                                         |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 145             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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