

6331 Crowchild Trail SW
Calgary, Alberta

MLS # A2213041



\$749,000

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|------------------|---|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,175 sq.ft. | Age: | 1961 (64 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Off Street, On Street, See Remarks | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: N/A

OPEN HOUSE CANCELLED. Embrace Lakeview living in this meticulously maintained Mid-Century Modern Gem! Priced to impress, this 4-level split offers a captivating blend of vintage charm and modern updates. Sunlight streams through the vaulted ceilings and expansive windows of the L-shaped living and dining room, creating a warm and inviting ambiance. The updated kitchen boasts new stainless steel appliances – dishwasher, electric stove, and refrigerator – ready for your culinary adventures. Upstairs, discover three generously sized bedrooms, including a primary with a 2-piece ensuite and ample closet space. The lower levels offer flexible living with a cozy family room, a convenient 4-piece bath, laundry, and utility room, plus a versatile fourth level ideal for a playroom or media center. Abundant storage throughout ensures a clutter-free lifestyle. Enjoy the benefits of low-maintenance laminate flooring, newer energy-efficient windows, and recent updates including new electrical panels, gutters, LED lighting, blinds, and fresh paint. The garage, currently used as a workshop with a new gas heater, offers the flexibility to be converted back to parking. Relax and entertain on the west-facing concrete patio, enhanced by a new back fence for added privacy. Conveniently located with easy access to downtown, Mount Royal University, Rockyview Hospital, and major roadways (Stoney, Glenmore and Crowchild), this home offers unparalleled convenience. With two additional parking spaces and ample street parking, hosting guests is a breeze. Don't miss your chance to own this exceptional property!