

3720 58 Avenue SW  
Calgary, Alberta

MLS # A2223000



**\$779,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Lakeview   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,248 sq.ft.   | <b>Age:</b>   | 1966 (59 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters          |                   |      |

**Inclusions:** none

Welcome to a well appointed bungalow located in the highly sought after community of Lakeview! FIRST TIME LISTED! Recent updates were a new AC unit & most of the windows on the main floor were done 3 years ago. This spacious bungalow, located on a quiet street, is perfect for a first time buyer or starter family home. Main floor contains 3 bedrooms up, 1.5 bathrooms and kitchen overlooking backyard. Separate entrance at rear of property which allows for opportunities in the basement. A large backyard with an oversized garage awaits. Home is in close proximity to Weaselhead Flats and many walking trails. Quick access to Glenmore and Crowchild Trail allows for easy commuting.