

**6323 Crowchild Trail SW**  
**Calgary, Alberta**

**MLS # A2297839**



## \$995,000

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Built-in Features, Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** NA

The main floor offers a bright and functional layout, anchored by a beautifully updated kitchen featuring quartz countertops, a gas cooktop, built in oven, and a large island that opens seamlessly into the dining and living areas. Thoughtful design elements such as custom wood accents, barn style doors, and contemporary lighting add character while maintaining a clean, modern feel throughout. The primary bedroom includes a walk in closet and a well appointed ensuite, while an additional bedroom and full bathroom complete the main level. The fully developed basement expands your living space with a large recreation area, wet bar, two additional bedrooms, and another full bathroom, making it ideal for guests, entertaining, or growing families. Two fireplaces, including one in the main living area, create a warm and inviting atmosphere year round. Outside, enjoy a private, landscaped backyard perfect for relaxing or hosting, along with a heated double detached garage and additional parking. Recent updates including a new furnace provide added peace of mind. Lakeview is known for its unbeatable access to outdoor amenities, with the Glenmore Reservoir, walking and biking trails, and Weaselhead Flats just minutes away. With excellent schools, parks, and quick access to downtown, this home offers the perfect balance of lifestyle and convenience in one of Calgary's most established and desirable neighbourhoods. \*New furnace this year\*