

2735 Lionel Crescent SW
Calgary, Alberta

MLS # A2300312



\$949,900

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1961 (65 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

****OPEN HOUSE - SUNDAY APRIL 19th FROM 1:00-3:00!**** Welcome to 2735 Lionel Crescent SW - a beautifully maintained home located on one of Lakeview's most desirable streets. Offering over 2,100 sq. ft. of developed living space, this 5-bedroom, 2.5-bathroom home delivers an exceptional blend of space, comfort, and functionality, all set on a mature lot with a sun-filled south-facing backyard. Step inside to a bright and inviting main level, where vaulted ceilings and a wall of windows create an airy, light-filled living space overlooking the tree-lined front yard. Hardwood flooring flows throughout the main living area, seamlessly connecting the spacious living room, dining area, and kitchen - an ideal layout for both everyday living and entertaining. The kitchen features timeless white cabinetry, granite countertops, and updated appliances, offering both style and practicality. On the upper level, you'll find three well-sized bedrooms, including a primary suite complete with its own 2-piece ensuite. A full bathroom serves the upper level, creating a functional and family-friendly layout. The lower level expands your living space with a large family room, a fourth bedroom, and a full bathroom with a walk-in shower - perfect for guests or growing families. The basement level offers even more versatility with a spacious flex area ideal for a home gym, a fifth bedroom, a large storage room, and a dedicated mechanical and laundry area. Outside, the home continues to impress with a beautifully treed lot and a southwest-facing backyard that captures sun throughout the day. An exposed aggregate walkway leads to the oversized, heated double detached garage, providing both convenience and ample storage. Additional features include central air conditioning, a water softener, and updated mechanical systems, contributing to the home's overall

comfort and functionality. Located in the highly sought-after community of Lakeview, you'll enjoy close proximity to parks, schools, pathways, and easy access to downtown - making this an ideal place to call home. This move-in ready home features countless updates throughout including new flooring, fresh paint and fully renovated bathrooms - don't wait!