

# \$589,000 - 303, 3131 63 Avenue Sw, Calgary

MLS® #A2259621

**\$589,000**

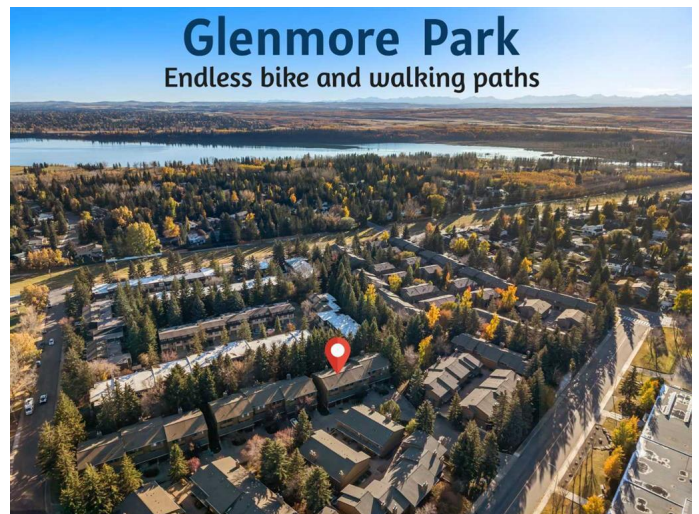
2 Bedroom, 3.00 Bathroom, 1,604 sqft  
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to Lakeview Greens, the pinnacle of desirable living in Calgary's sought-after Lakeview community! This exceptional townhome boasts a sun-drenched, south-facing backyard and an unbeatable location that truly has it all.

Families will appreciate being just steps away from top-rated schools, including Jennie Elliot Elementary, Bishop Pinkham Jr. High, and Connect Charter School. Take leisurely strolls along Lakeview's charming, tree-lined pathways, or enjoy nearby outdoor gems like North Glenmore Park, Weaselhead Provincial Park, and the prestigious Earl Grey Golf Course. Commuters will love the quick drive to downtown Calgary, while mountain enthusiasts can escape to the Rockies in under 45 minutes.

Step inside to find a beautifully designed townhome featuring gorgeous hardwood flooring throughout. The open riser stairs lead to a mid-century inspired layout, evoking warmth and calm. The chef-inspired kitchen includes white quartz countertops, a striking butcher block island, sleek modern cabinetry, stainless steel appliances, a subway tile backsplash, and a practical corner pantry. The spacious living room is flooded with natural light from large patio doors that open onto your private backyard, anchored by a cozy wood-burning fireplace – perfect for entertaining or unwinding after a long day.



Upstairs, youâ€™ll discover two generous bedrooms (which could easily be converted back into three), including a serene primary suite featuring a large walk-in shower, creating a peaceful retreat. The finished basement studio adds versatility, ideal for a home gym, creative space, or private office. Notable updates include a new Furnace (2023), Hot water tank (2021), Dishwasher (2024), Microwave hood fan (2025), Fridge (2021), and all windows replaced in 2017.

This remarkable home is your opportunityâ€”donâ€™t miss the chance to make Lakeview Greens your new address. Book your private viewing today and experience the best of Lakeview living. Donâ€™t forget to explore the immersive virtual tour of this exceptional home!

Built in 1976

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2259621      |
| Price          | \$589,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,604         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303, 3131 63 Avenue Sw |
| Subdivision | Lakeview               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 6N4 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Single Garage Attached, Oversized |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Landscaped, Treed       |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 9                  |
| Zoning         | M-CG d111          |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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