

\$799,000 - 2604 63 Avenue Sw, Calgary

MLS® #A2254278

\$799,000

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Welcome to this wonderful family home, just steps from Lakeview's favourite shops, schools, and parks. With just over 2,000 sqft of living space, 4 bedrooms and 2 bathrooms, this property is move-in ready and full of charm. The oversized heated garage, 6-car driveway, and three thoughtfully landscaped outdoor spaces create the perfect setting for family living—whether it's hosting summer BBQs, watching the kids play in the yard, or relaxing with coffee in the sun-drenched living room. East and west exposure along with a south-facing front window bring natural light throughout the day, making this a warm and welcoming home for young families or couples planning to grow. Lakeview itself is one of Calgary's most desirable communities, framed by North Glenmore Park, the Glenmore Reservoir, and Weaselhead Flats. Families enjoy endless outdoor adventures with bike paths, playgrounds, golf courses, and green space right at their doorstep, along with quick access to Glenmore, Crowchild, and Stoney Trails. Local restaurants, coffee shops, schools, and community events foster a vibrant, connected lifestyle.

For developers, this oversized corner lot is a rare opportunity in a prime location. With R-CG zoning, the property offers excellent potential for redevelopment, including a future multifamily build of up to four units. This makes it an attractive investment for those looking to capitalize on Lakeview's strong demand



and unbeatable location.

Built in 1961

Essential Information

MLS® #	A2254278
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2604 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5J7

Amenities

Parking Spaces	6
Parking	Additional Parking, Covered, Double Garage Detached, Driveway, Heated Garage, RV Access/Parking, Garage Faces Side, RV Carport
# of Garages	2

Interior

Interior Features	Closet Organizers, Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025
Days on Market 13
Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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