



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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3608 58 Avenue SW
Calgary, Alberta

MLS # A2252662



\$730,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Tankless Hot Water		

Inclusions: N/A

Exceptional Value with great location in Lakeview!!! This charming 3 Bedroom, 2 Bathroom Bungalow sits on a large lot with a double detached garage in one of Calgary's most desirable neighbourhood's! The main floor welcomes you with original hardwood floors, a brick faced wood burning fireplace and a bright kitchen with granite countertops, plenty of cabinets and ample prep spaces. Plus a dedicated dinning room, 2 bedrooms and a 4pc bathroom. The fully finished lower level expands your living space with a large Rec room, an additional bedroom, 3pc bathroom and the convenience of hot water on demand. Step outside and enjoy the expansive backyard, oversized patio and pergola that are ready for your personal touch! Lakeview is the perfect place to call home, known for its mature tree's, parks, pathways, excellent schools and easy access to major roads for commuters. This home is move in ready if needed, great for investors, renovators or anyone looking for their dream lot in Lakeview!