



ID# 10783  
MLS®# A1163767

**\$739,000**



**Lakeview**  
**3447 62 Avenue SW**  
**Calgary**

Single Family  
Bi-Level  
Year Built: 1963



For additional information on this listing  
please call the Seller at:

**403-200-7079**

## Property Highlights

Located in the heart of Lakeview this outstanding bi-level home has been fully renovated from top to bottom! Within walking distance to 3 great schools, North Glenmore Park, and the Weaselhead nature reserve this beautiful home features 5 bedrooms and 2.5 baths with over 2200 square feet of fully developed living space. The marble tiled entrance showcases a custom millwork staircase that leads to the main level where you are greeted by bamboo hardwood flooring that flows throughout the main living areas, plush carpet in the bedrooms with upgraded underlay, and 8 ft quality solid-core doors. The open kitchen design is completed with stainless steel appliances, custom cabinetry, gleaming quartz countertops with breakfast bar, an under mount 16-gauge sink and touch tap, all topped off with a dimensional tile backsplash. The sunny and bright...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10783](https://rhinorealty.com/?ID=10783)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-200-7079.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$739,000

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3447 62 Avenue SW  
Calgary, AB T3E 5J4

## GENERAL DETAILS

Community: Lakeview  
Property Type: Single Family  
Style: Bi-Level, detached  
Year Built: 1963  
# of Finished Levels: 2  
Sq Ft Above Grade: 1169  
Total Dev'pd Sq Ft: 2338  
Front Windows Face: Northwest  
Back Yard Faces: Southeast

## INTERIOR

Bedrooms: 5 total; 3 above grade; 2 below grade  
Bathrooms: one 2-piece; one 3-piece; one 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	14.3x13.2	4.37x4.01
Dining Room	Main Floor	8.4x12.0	2.57x3.66
Kitchen	Main Floor	12.8x13.6	3.91x4.14
Rec Room	Basement	15.3x12.3	4.65x3.76
Master Bedroom	Main Floor	12.8x11.9	3.91x3.63
Bedroom	Main Floor	11.6x7.9	3.53x2.41
Bedroom	Main Floor	7.9x10.2	2.41x3.12
Bedroom	Basement	10.8x11.8	3.30x3.61
Bedroom	Basement	10.2x12.5	3.10x3.81

Basement: full, fully finished  
Flooring: hardwood, carpet  
Fireplace(s): 1  
Fireplace Fuel: Wood Burning  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, electric stove, hood fan, washer, dryer, dishwasher, garage opener & controls, storage shed, all window coverings, central vacuum attachments, compactor  
Interior Features: stainless steel appliances, quartz counter, no smoking

## EXTERIOR

Exterior Finish: wood siding, Composition Hardie Board  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: single detached, oversized parking  
Total # of Parking Spots: 1  
Location Attributes: cul-de-sac, fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby  
Yard and Exterior Features: deck, landscaped, fully fenced, shed  
Acreage Features: municipal water

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	60.0	18.29
Lot Width at Rear:	60.0	18.29
Lot Depth (Average):	100.0	30.47
Lot Area:	5996	557.0

Lot Shape: Rectangular  
Property Taxes: \$3840, Annual



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