



**Hanney Nelson Real Estate Group**  
Phone: 403-775-0272  
Mobile:  
Fax:  
Email: Team@hanneynelson.com  
Office: 403-775-0272

**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



303 3131 63 Avenue SW, Calgary, Alberta, T3E 6N4, Ca

MLS®# C4122659



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Property Value	\$485,000
Type	Townhouse
Style	2 Storey Split
Basement	Part
Parking	1
Year Built	1976
Living Area	1,722 sq.ft.
Lot Size Area	151,588 sq.ft.
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$410.00

## Description

Extensively renovated townhome in the desirable community of Lakeview. Units in this complex rarely come up for sale - so this is your opportunity. All windows and doors inside and out have been redone. Custom dyed black cork in foyer, hardwood and slate floors & high end Banbury Lane hardware. Kitchen has granite counters with top of the line Jenn Air stainless steel appliances, garburator and large pull out pantry. Wood burning fireplace is finished with 24" grey metallic tiles. South facing deck has Californian aggregate gas heater and large awning facing onto private green space with 50' fur trees. Spacious master suite with two large closets, one closet features espresso built-ins. Double attached garage (tandem). Units with these quality renovations rarely become available in this well run complex. Note: Bedroom 2 & 3 were converted into one large room - could easily be converted back to a 3 bedroom. Click the multi-media button to see the 3D virtual walkthrough.







