

# \$990,000 - 2703 Lougheed Drive Sw, Calgary

MLS® #A2215924

**\$990,000**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

This professionally renovated 4 bedroom, 3 bathroom bungalow is located in the Lakeview area. The home includes a new kitchen with Wolfe appliances, quartz countertops, ample cabinets, and a large island. The design is open across the living, dining, and kitchen areas. The primary bedroom features a walk-in closet with a built-in closet system. The ensuite includes a walk-in shower, double vanity, and deep soaker tub. The main floor also has a second bedroom and a 2 piece bathroom.

The basement offers a rec/family room, dry bar (roughed in for a wet bar), workout room, 3 piece bathroom, and two bright bedrooms with egress windows and built-in closet systems. Updates include plumbing, electrical, windows, high efficiency furnace, hot water tank, insulation between floors, and new flooring throughout.

The backyard has a large patio, gravel pad, exposed aggregate sidewalks front steps, , perfectly manicured lawn and underground sprinkler system. The garage is an oversized single with back alley access. The lot measures 66.5 feet at the front and 45.5 feet at the back. Nearby is Lakeview Plaza, which includes various amenities such as an IGA, pet store, liquor store, vet, dry cleaner, nail salon, pub, and more. There is easy access to Glenmore and Crowchild Trail.

Lakeview is an inner city community surrounded by nature, with views of the mountains, Glenmore Reservoir, North



Glenmore Park, Weaselhead Flats, and local amenities.

Do not miss your opportunity to call this home!

Built in 1961

### Essential Information

MLS® #	A2215924
Price	\$990,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2703 Lougheed Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5T7

### Amenities

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Tile, Gas Starter
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Private, Underground Sprinklers, Reverse Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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