

5616 Lodge Crescent SW  
Calgary, Alberta

MLS # A2270927

**\$1,475,000**



<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Construction Update as of Jan 15, 2026: Final touches underway! This property will be fully turnkey and ready for possession within 30 days. Enjoy the peace of mind that comes with a professionally designed, full-home rebuild currently underway. Located in the highly sought-after community of Lakeview, this property offers the rare opportunity to step into a brand-new home in an established neighbourhood. The rebuild includes a new furnace, air conditioning, hot water on demand, fresh landscaping, keyless entry and a New Home Warranty for added confidence. Inside, you'll find abundant natural light, vaulted ceilings, along with custom cabinetry, durable high-quality finishes, high-efficiency appliances, low-emissivity windows and heated floors for year-round comfort. The carefully curated neutral palette creates a warm, inviting atmosphere while the black accents add a subtle yet striking touch. On the main floor you'll find a convenient laundry room, walk-in pantry and well-designed mudroom with quick access to the detached garage which sits in the backyard beside a charming apple tree. The primary bedroom features a walk-in closet complete with custom cabinetry as well as an ensuite featuring a spacious walk-in shower, side by side double sinks, and free-standing bathtub. The basement offers two full-size bedrooms as well as a generous crawl space for extra storage. The home sits on a great-sized lot on a quiet, welcoming street with ample permit-free parking for you and your guests. Lakeview is ideal for active families, with easy access to North Glenmore Park, the Glenmore Reservoir, the Weaselhead, the Calgary Canoe & Rowing Club, and nearly 20 km of walking and biking paths. Parents will appreciate nearby schools, convenient shopping, and a quick commute downtown. Plus, you're perfectly positioned for fast, easy trips to the

Rocky Mountains, making weekend adventures part of everyday life.