

2631 63 Avenue SW
Calgary, Alberta

MLS # A2281236



\$850,000

Heating: High Efficiency

Floors: Laminate

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Division: Lakeview

Type: Residential/House

Style: Bungalow

Size: 1,100 sq.ft. **Age:** 1961 (65 yrs old)

Beds: 1 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 0.13 Acre

Lot Feat: Back Lane, Back Yard, Treed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: -

Investor/Builder Alert !! (This is land sale only) Rare In-Fill Opportunity: Ready-to-Build Luxury Lot in Lakeview SW, Skip the red tape and start building today! This prime 57.5' x 99.6' residential lot in the highly sought-after community of Lakeview comes with everything needed to break ground immediately. Permit-Ready: Save months of waiting—Development and Demolition permits are already approved. Asbestos has been removed, from the property. Architectural Plans Included: Sale includes ready-to-go plans for a stunning 3,100 sq. ft. 2-storey executive home featuring a spacious triple-car garage. A wide 58-foot frontage offers superior curb appeal and flexible design options compared to standard narrow infills. Nestled in one of Calgary's most established and prestigious southwest neighborhoods, you are steps away from, The Glenmore Reservoir, Lakeview Golf Course, and extensive hiking/biking trails. Premier schools, Lakeview Community Association amenities, and local shopping. Rapid access to downtown and the mountains via Glenmore Trail and Crowchild Trail.