

# \$750,000 - 2628 Lionel Crescent Sw, Calgary

MLS® #A2229831

**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.12 Acres

Lakeview, Calgary, Alberta

Welcome to 2628 Lionel Crescent SW Calgary! Located in the community of Lakeview in the SW quadrant of the city along the North shore of Glenmore Reservoir. Enjoy an easy maintenance lifestyle in this 1054.25 sq. ft., 4-bedroom, 2-bathroom, bungalow, double detached garage all on a quiet residential street. The lot features mature trees, rear patio, shed and a fenced back yard.

From the front door you are welcomed with lots of natural light through a massive picture window framing the outside view like a picture to admire from the spacious living room that guides you to the dining room and open concept to the easy flow kitchen with island and maple cabinets to create a modern feel. 3 bedrooms up and 4-piece main bath complete the main. The basement provides a family room with lots of storage, a laundry room, and 4th bedroom plus a 3-piece bathroom. New Furnace and Hot water tank installed March 2025. All of this is located within a short walk to the Lakeview shopping complex, schools and offers quick access to Crowchild and Glenmore walking and biking Trails.

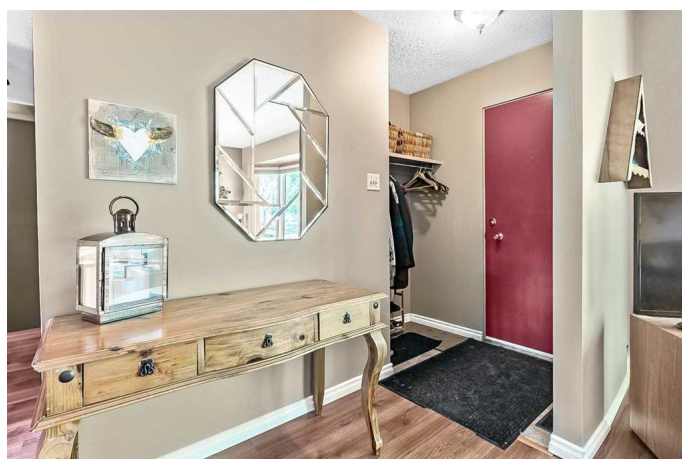
Built in 1961

## Essential Information

MLS® # A2229831

Price \$750,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2628 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6B1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	34
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.