$600,000 - 203, 3131 63 Avenue Sw, Calgary

MLS® #A2267744

$600,000
3 Bedroom, 3.00 Bathroom, 1,675 sqft
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to Lakeview Green Phase II, the epitome of desirable living in Calgaryâ€™s sought-after Lakeview community. This fully renovated townhome is beautiful, modern, and move-in ready.
Step inside to discover sunlight streaming through the south-facing living room, with flat ceilings, recessed pot lighting, anchored by a sleek gas fireplace, and custom built-ins, perfect for relaxing evenings or hosting guests in style.
The designer kitchen is a true showpiece. From the quartz countertops to the ceiling-height cabinetry and full counter-depth fridge/freezer wall, every detail has been thoughtfully designed. The center island offers additional prep and an abundance of drawers and storage space, while the banquette dining nook provides a cozy spot for morning coffee and family dinners with treetop views.
Upstairs, the primary suite is a serene retreat featuring hardwood flooring, double mirrored closets, and a spa-inspired ensuite complete with a double vanity and designer fixtures. Two additional bedrooms and a renovated full bathroom with dual sinks complete the upper level, ideal for family, guests, or a dedicated home office.
Enjoy the south-facing deck overlooking the mature park-like green space â€” a private, quiet setting that feels miles from the city, yet just minutes from downtown. The attached under-unit double tandem garage with mezzanine storage area for all your storage

needs. The back-of-garage renovated office/craft room offers even more living space options.
Located steps from Jennie Elliott Elementary, Bishop Pinkham Jr. High, Connect Charter School, and the natural beauty of North Glenmore Park and Weaselhead Flats, this property blends modern luxury with one of Calgaryâ€™s most sought-after community lifestyles.
This move-in ready home is Lakeview living at its finest.

Built in 1976

Essential Information

MLS® #	A2267744
Price	$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,675
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	203, 3131 63 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6N4

Amenities

Amenities	Visitor Parking

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	M-CG d111

Listing Details

Listing Office	Century 21 Masters

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