$749,000 - 6331 Crowchild Trail Sw, Calgary

MLS® #A2213041

$749,000
3 Bedroom, 3.00 Bathroom, 1,175 sqft
Residential on 0.15 Acres

Lakeview, Calgary, Alberta

OPEN HOUSE CANCELLED. Embrace Lakeview living in this meticulously maintained Mid-Century Modern Gem! Priced to impress, this 4-level split offers a captivating blend of vintage charm and modern updates. Sunlight streams through the vaulted ceilings and expansive windows of the L-shaped living and dining room, creating a warm and inviting ambiance. The updated kitchen boasts new stainless steel appliances â€“ dishwasher, electric stove, and refrigerator â€“ ready for your culinary adventures. Upstairs, discover three generously sized bedrooms, including a primary with a 2-piece ensuite and ample closet space. The lower levels offer flexible living with a cozy family room, a convenient 4-piece bath, laundry, and utility room, plus a versatile fourth level ideal for a playroom or media center. Abundant storage throughout ensures a clutter-free lifestyle. Enjoy the benefits of low-maintenance laminate flooring, newer energy-efficient windows, and recent updates including new electrical panels, gutters, LED lighting, blinds, and fresh paint. The garage, currently used as a workshop with a new gas heater, offers the flexibility to be converted back to parking. Relax and entertain on the west-facing concrete patio, enhanced by a new back fence for added privacy. Conveniently located with easy access to downtown, Mount Royal University, Rockyview Hospital, and major roadways (Stoney, Glenmore and Crowchild), this home offers unparalleled convenience. With two additional

parking spaces and ample street parking, hosting guests is a breeze. Don't miss your chance to own this exceptional property!

Built in 1961

Essential Information

MLS® #	A2213041
Price	$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	6331 Crowchild Trail Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5R6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street, See Remarks, On Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Vinyl Windows, Beamed Ceilings

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Mission Real Estate

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