

# \$975,000 - 3307 Lakeside Crescent Sw, Calgary

MLS® #A2239782

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Nestled on the serene, tree-lined Lakeside Crescent, this beautifully updated four-bedroom bungalow (3+1) offers the perfect blend of modern comfort and classic charm in one of Calgary's most sought-after communities. With nearly 1,300 sq ft on the main floor and over 2,000 sq ft of fully developed living space, this home is ideal for families of all sizes. Enjoy the comfort of central air conditioning, a spacious open-concept layout, and tasteful renovations throughout. Step inside and immediately feel at home in the sunlit East-facing living room, complete with a cozy gas fireplace and rich wide-plank hardwood flooring that flows seamlessly into the dining area and chef's kitchen. This dream kitchen is a true centerpiece featuring a massive island, custom pantry wall, upgraded stainless steel appliances, and a gas stove, perfect for culinary enthusiasts. The rear mudroom includes a custom built-in storage unit, designed to keep busy family life organized. The main floor also boasts three generously sized bedrooms, including a spacious primary suite with private ensuite, and an additional 4-piece bathroom for the kids or guests. Downstairs, the expansive recreation room with a wood-burning fireplace is perfect for family movie nights or entertaining. A fourth bedroom, 3-piece bathroom, and laundry room with brand-new washer and dryer complete the lower level. Step outside to your West-facing backyard oasis—an impeccably landscaped



retreat with a brick patio, programmable sprinkler system, and plenty of space to soak up the afternoon sun or unwind with a sunset view. The oversized double detached garage adds even more convenience. New Hot Water Tank, Water Softener, Up-Graded Insulation and Electrical and the new additional of Gemstone Exterior Lights and Located within walking distance to top-rated schools, parks, playgrounds, and walking/biking paths, with quick access to downtown and Stoney Trail for easy weekend getaways to the mountains, this Lakeview gem has everything youâ€™ve been searching forâ€”schedule your showing today!

Built in 1964

### **Essential Information**

MLS® #	A2239782
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,322
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3307 Lakeside Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6A7

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Garbage Collection
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Gas, Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Many Trees, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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