



780-978-7122  
sukhu@grassrootsrealtygroup.ca

2631 63 Avenue SW  
Calgary, Alberta

MLS # A2302696



**\$2,490,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,078 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	In Floor, Electric, Natural Gas, Steam	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Call Seller Directly

Click brochure link for more details. The Legacy by Elite &dash; Coming to Lakeview | Pre-Sale Opportunity | Completion Late Q4 2026 | Stunning Custom Luxury Home in Lakeview | 4,661+ Sq Ft of Developed Living Space. Welcome to this exceptional custom-built residence in the highly sought-after community of Lakeview, perfectly positioned on a rare 57.5' x 99.6' lot with expansive frontage and a sun-soaked south-facing backyard. Showcasing a timeless limestone exterior, dramatic rooflines, and an abundance of oversized windows, this home offers unmatched curb appeal and natural light throughout. Step inside to a grand foyer that sets the tone for refined living. The main floor features a private office with glass doors, ideal for working from home, along with both a formal dining room and an open-concept living space designed for entertaining. At the heart of the home is a designer chef's kitchen, complete with premium JennAir appliances, Calcutta marble countertops and backsplash, custom cabinetry with panel-ready appliances, and an expansive island that flows seamlessly into the dining and living areas. The spacious living room is anchored by a striking stone/concrete gas fireplace and a signature feature wall, creating a warm yet modern ambiance. Step outside to a generous deck and backyard, perfect for summer gatherings. A rare offering, the home includes a 3-car tandem attached garage with convenient rear alley access. Upstairs, you will discover a thoughtfully designed layout featuring a luxurious primary suite with a large walk-in closet (WIC) and a spa-inspired ensuite, as well as two additional bedrooms, each with their own WIC and private ensuite, and a spacious bonus room perfect for family living or relaxation. The professionally finished basement is built for lifestyle and entertainment, offering two additional bedrooms with their

own walk-in closets, a full bathroom, and an expansive recreation area with a stunning entertainment unit and feature wall. This lower level also includes a wet bar, a dedicated games area, a high-end designer gym, and in-floor heating throughout for year-round comfort. Additional features of this home include engineered hardwood flooring throughout, triple-pane windows, and premium oak and stone finishes across all levels. With thoughtful, high-end craftsmanship and detailing throughout, this property is located in one of Calgary's most desirable inner-city neighborhoods and offers the perfect blend of luxury, functionality, and timeless design. Note: All images are renderings for illustration purposes. Final finishes and materials may vary based on availability.