

# \$780,000 - 3608 58 Avenue Sw, Calgary

MLS® #A2252662

**\$780,000**

3 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Exceptional Value with great location in Lakeview!!! This charming 3 Bedroom, 2 Bathroom Bungalow sits on a large lot with a double detached garage in one of Calgary's most desirable neighbourhoods! The main floor welcomes you with original hardwood floors, a brick faced wood burning fireplace and a bright kitchen with granite countertops, plenty of cabinets and ample prep spaces. Plus a dedicated dining room, 2 bedrooms and a 4pc bathroom. The fully finished lower level expands your living space with a large Rec room, an additional bedroom, 3pc bathroom and the convenience of hot water on demand. Step outside and enjoy the expansive backyard, oversized patio and pergola that are ready for your personal touch! Lakeview is the perfect place to call home, known for its mature trees, parks, pathways, excellent schools and easy access to major roads for commuters. This home is move in ready if needed, great for investors, renovators or anyone looking for their dream lot in Lakeview!

Built in 1965

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2252662  |
| Price     | \$780,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 954         |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3608 58 Avenue Sw |
| Subdivision | Lakeview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 5H6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Tankless Hot Water, Stone Counters                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Double Oven |
| Heating           | Fireplace(s), Forced Air                                                                |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Wood Burning                                                                            |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt                                                  |
| Construction      | Stucco, Wood Frame                                       |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 3rd, 2025  
Days on Market                4  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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