2831 63 Avenue SW

Calgary | Active | MLS® A2351750

$2,499,900









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**1962**	**2,458.83 sq. ft.**

Your next move starts with a conversation.

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Listed by Engel & Völkers Calgary

A closer look

Welcome to this stunning 5 bedroom Lakeview home with a triple garage! This exceptional residence pairs superior craftsmanship with luxury finishes throughout, immediately apparent as you enter the grand foyer open to above. Interior design by Lush Interiors brings together extensive millwork and built-in cabinetry, hardwood flooring, and stone countertops across approximately 3,290 square feet of developed living space. The main living area is open and bright, with an inviting living room with a gas fireplace, a spacious dining area with a beautifully lit built-in wine bar, and a chef's dream kitchen with thermador appliances and a massive island, the perfect location for after school or work conversations. An artful floor to ceiling tempered glass door leads to a spacious private office, perfect for working from home, or just enjoying some quiet time alone. The main floor is completed by a powder room, and a mudroom that connects seamlessly through to the heated triple car garage, equipped with EV ready electrical infrastructure. The living space is extended by a covered patio overlooking the quiet backyard. Upstairs, the primary suite is a true retreat, complete with a private ensuite with skylight and heated tile floor, a generous walk-in closet, and its own private balcony. There are two additional bedrooms on this level, each with their own private ensuite, also with heated floors, as well as a conveniently located upper floor laundry room. The fully developed lower level features a large recreation room with wet bar, perfect for games night or watching your favorite show. The fourth and fifth bedrooms and full bathroom with sauna offer additional space and comfort for family members or guests. The fifth bedroom would also be ideal as a dedicated home gym. The home is quietly and efficiently managed Om, a smart home intelligence system that anticipates one's comfort, preferences, and routines, creating a harmonious environment by taking care of the details with dependable behind the scenes technology. A completely new build set on the original solid 1962 foundation, this home offers a peaceful, quiet luxury feel that will welcome you home. Ideally located close to North Glenmore Park, the Glenmore Reservoir, and Earl Grey Golf Club, with easy access to many top rated schools, scenic pathways, and downtown Calgary, this 5 bedroom, 4 bathroom home is a rare find in one of the city's most established and sought-after communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351750
Bedrooms	5
Bathrooms	5
Year Built	1962
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,458.83 sq. ft.
Main Level Finished Area:	1,258.45 sq. ft.
Upper Level Finished Area:	1,200.38 sq. ft.
Below Grade Finished Area:	829.72 sq. ft.
Acreage:	No
Lot Area:	5,199 sq. ft.
Lot Frontage:	52'5 7/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1962 (Age: 64)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	1086JK
Heating:	In Floor, Forced Air
Basement:	Partial, Finished, None
Foundation:	Combination, Piling(s), Poured Concrete
New Constr.:	Yes

Construction Material:	Metal Siding, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Lakeview (Calgary)
Appliances:	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Office · 12'2" × 11' ·
Main Floor	Mud Room · 11' × 8'10" ·
Main Floor	Walk-In Closet · 7'4" × 4' ·
Main Floor	Kitchen · 16'8" × 10'6" ·
Main Floor	Dining Room · 15'4" × 11' ·
Main Floor	Living Room · 20'6" × 17'6" ·

2nd Floor	Bedroom - Primary · 15'10" × 14' ·
2nd Floor	Walk-In Closet · 11'2" × 10'6" ·
2nd Floor	Bedroom · 11'10" × 10'6" ·
2nd Floor	Walk-In Closet · 7' × 4'4" ·
2nd Floor	Bedroom · 10'10" × 10'6" ·
2nd Floor	Laundry · 8' × 7'6" ·
Basement	Walk-In Closet · 5'6" × 3'10" ·
Basement	Bedroom · 12'8" × 12' ·
Basement	Bedroom · 13' × 10'6" ·
Basement	Furnace/Utility Room · 9'2" × 8'10" ·
Basement	Other · 8'10" × 2'6" ·
Basement	Game Room · 20'10" × 13' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Sauna, Skylight(s), Smart Home, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Front Porch, Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	RC1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2831-63-avenue-sw-calgary-a2351750/

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