

\$725,000 - 2631 Lionel Crescent Sw, Calgary

MLS® #A2257320

\$725,000

3 Bedroom, 2.00 Bathroom, 1,308 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Opportunity Awaits in the Heart of Lakeview. Discover the potential of this prime property in Lakeview, one of Calgary's most coveted inner-city communities. Known for its mature tree-lined streets, strong sense of community, and unmatched access to both amenities and nature, Lakeview continues to be a top choice for families and professionals alike. This property is ideally situated walking distance to top-rated schools, Lakeview Plaza for daily conveniences, and the wide-open green spaces of North Glenmore Park. Outdoor enthusiasts will love being just steps from pathways, playgrounds, and the scenic Reservoir, while golf lovers can enjoy easy access to the prestigious Earl Grey Golf Club. The existing home sits on a generous 57-foot wide lot, offering endless possibilities—whether you're looking to renovate, build your dream home, or create a modern infill that takes full advantage of this expansive space. With such a rare lot size in this sought-after neighbourhood, the opportunity here is truly exceptional. Lakeview offers the best of both worlds: a peaceful, family-friendly environment surrounded by nature, yet only minutes from downtown Calgary, Mount Royal University, and major roadways for quick connections across the city. This is more than a property—it's a chance to design your lifestyle in one of Calgary's most desirable neighbourhoods. Book your private showing today and explore the endless possibilities!



Built in 1961

Essential Information

MLS® #	A2257320
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,308
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2631 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3e 6b1

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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