

# \$899,900 - 6328 Louise Road Sw, Calgary

MLS® #A2209701

**\$899,900**

5 Bedroom, 2.00 Bathroom, 1,069 sqft  
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

\*\*\*OPEN HOUSE Fri Apr. 11 from 2pm-4pm and Sat Apr. 12 from 2pm-4pm)\*\*\*Here is a fantastic combination of LOCATION, LOT and STYLE in one of Calgary's most desired communities of Lakeview. Situated on a quiet tree lined street with easy walking access to Glenmore Park, three excellent schools, transit & shopping. This home has been updated with many features. Inside you are greeted with Maple Hardwood flooring in the living and dining room. Spacious kitchen is well laid out and opened up to the living and dining rooms which allows for plenty of natural sunlight. The Kitchen includes Maple Cabinets, Stainless Appliances & Tile Flooring. You get 5 total bedrooms and 2 full baths, including one with a deep soaker tub.

The basement was professionally developed including the addition of 3 large egress windows, 3-piece bathroom, 2 spacious bedrooms, and generous sized recreation room.

This 1070 sq ft Bungalow sits an extra wide lot, with LARGE DOUBLE 22x24 foot DETACHED GARAGE with 10' Ceilings. The home has been well maintained with an updated furnace and hot water tank, as well as updated shingles. You will appreciate the landscaping, mature trees and fully fenced yard. Come check out this fantastic home today!

Built in 1961



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209701    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,069       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6328 Louise Road Sw |
| Subdivision | Lakeview            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 5V4             |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached   |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar   |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Few Trees, Front Yard, Landscaped, Pie Shaped Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Vinyl Siding, Wood Frame                                     |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 2                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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