

**3124 Leduc Crescent SW**  
**Calgary, Alberta**

**MLS # A2270400**



**\$1,299,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeview                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,151 sq.ft.                                                              | <b>Age:</b>   | 1964 (61 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Alley Access, Driveway, Garage Door Opener, Garage Faces Front, Garage F  |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Lawn, Level, Many Trees, No Neighbours B |               |                   |

|                    |                                                                       |                   |                                                      |
|--------------------|-----------------------------------------------------------------------|-------------------|------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                               | <b>Water:</b>     | Public                                               |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile                                      | <b>Sewer:</b>     | Public Sewer                                         |
| <b>Roof:</b>       | Asphalt Shingle                                                       | <b>Condo Fee:</b> | -                                                    |
| <b>Basement:</b>   | Full                                                                  | <b>LLD:</b>       | -                                                    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                               | <b>Zoning:</b>    | R-CG                                                 |
| <b>Foundation:</b> | Poured Concrete                                                       | <b>Utilities:</b> | Cable, Electricity Connected, Natural Gas Connected, |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Quartz Counters, Vaulted Ceiling(s) |                   |                                                      |

**Inclusions:** Light Fixtures

Detached Home plus a NEW legal one-bedroom Lane Suite with separate utilities, located above the Heated TRIPLE GARAGE. Plus Attached front garage with freshly renovated & updated 3 bed, 3 bath Bungalow on an Oversized 8800 sq ft pie-shaped lot in prestigious Lakeview. This property is like owning an acreage in the city. Backing onto a green space park with no neighbors behind for added privacy and tranquility. Inside, you'll find a bright and modern white kitchen, two skylights, and large basement windows that fill the lower level with natural light. The home has been thoughtfully upgraded with newly installed vinyl plank flooring, newer windows, tankless hot water, central air conditioning, newer roof and a comprehensive water softener and filtration system. The main bathroom displays mosaic tile flooring and a large tiled walk-in shower. Fully developed basement contains 2 bathrooms including a spa inspired ensuite with a Claw Tub and Large walk-in shower. The garage suite is complete with STEAM SHOWER, in-suite laundry, quartz counters, stainless appliances and 2 bathrooms—perfect for rental income or extended family. This move-in-ready home combines style, comfort, and income potential in one of the city's most desirable neighborhoods. Walking distance to some of Calgary's finest schools & shopping. Walk to North Glenmore Park and walk/ride the Weaslehead pathways. Just a quick 12 min commute to downtown and conveniently located near Stoney Trail, for those quick escapes to the mountains.