

**2635 Lionel Crescent SW**  
**Calgary, Alberta**
**MLS # A2205929**

**\$999,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Open Floorplan, Primary Downstairs, See Remarks, Soaking Tub, Wired for Sound		
<b>Inclusions:</b>	All Solar Panels		

Nestled on a peaceful, tree-lined street in the heart of Lakeview, this beautifully updated four-level split is the perfect blend of mid century charm, modern convenience, and energy efficiency. With over 1,900 square feet of developed living space, this home has been thoughtfully upgraded over the years, creating a warm and stylish retreat with a serious eco-friendly edge. Step inside to soaring ceilings, bamboo flooring, and a sun-soaked open-concept living space. The designer kitchen is an entertainer's dream, featuring Wengi cabinetry, slate countertops, stainless steel appliances, and plenty of workspace to whip up your culinary masterpieces. The airy dining and living areas are framed by huge windows, flooding the home with natural light. Upstairs, you'll find two well-appointed bedrooms and a renovated 3 pc bath, while the lower main level offers a cozy family room/home gym, another bedroom with reading nook, and an additional 4 pc bath. The basement level brings even more flexibility with a second primary bedroom, featuring a Tulikivi soapstone fireplace adding cozy warmth, 4 piece bath with gorgeous stand alone soaker tub and huge walk in shower, laundry room, and a generous crawl space for storage. But let's talk about what truly sets this home apart—its next-level energy efficiency! With 28 solar panels (installed in 2022), triple-pane Jeld-Wen windows and doors, top-tier insulation, LED lighting throughout, and an EnerGuide rating of just 52 GJ/year (far outperforming a typical new home at 91 GJ/year), this home is as smart as it is stylish. High-efficiency appliances (Miele washer, dryer, and dishwasher), plus a high-efficiency furnace, round out the home's eco-conscious features. Out back, the west-facing yard is a private oasis with mature trees, including fruit bearing trees, lush landscaping, and a double detached garage.

with a Level 2 Flo EV charger&mdash;because sustainability and home automation takes convenience to the next level with smart lighting, security, and more. Located in one of Calgary's most desirable communities, you're just minutes from top-rated schools, parks, pathways, and amenities. This home is not just move-in ready&mdash;it's move-in and live-better ready. Don't miss your chance to own a stylish, sustainable home in Lakeview!