

**2756 Lionel Crescent SW**  
**Calgary, Alberta**
**MLS # A2212209**

**\$1,499,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Washer, Dryer, Dishwasher, Bar fridge, Refrigerator, Gas stove, AC

Welcome to this stunning corner-lot brick bungalow in the heart of Lakeview, offering nearly 2,700 sq. ft. of beautifully finished living space with 4 bedrooms, 5 bathrooms, and central A/C for year-round comfort. Step inside to a spacious foyer with a built-in bench and hidden storage. The open-concept layout flows into a cozy living room with a custom Italian Venetian gas fireplace and an elegant dining area with a wet bar. The gourmet kitchen features a built-in Fisher & Paykel fridge and gas range, Italian Venetian hood fan, hidden coffee bar, pantry with pull-outs, and a large island with leather-finish quartz countertops. Custom cabinetry, designer drapery, engineered hardwood flooring, and premium blinds elevate the space throughout. A sleek 2-piece powder room is perfectly placed for guests. The main floor includes a luxurious primary retreat with a fireplace, custom walk-in closet, and spa-inspired 5-piece ensuite. A second bedroom offers its own 4-piece ensuite and built-in closet. At the back, a custom mudroom adds functional storage with built-in drawers and shelving. The finished basement includes glass railings, a glass-enclosed office or gym, second wet bar, and a spacious family room with a brick gas fireplace and under-stair storage. Two additional bedrooms—one with a 3-piece ensuite, the other with built-in closet—plus an extra 3-piece bathroom and designer laundry room complete the lower level. Outside, enjoy a sun-drenched lot with stone retaining wall, custom fencing, and a double oversized garage with gas heater and built-in workstation. Located steps from top schools, Glenmore Reservoir, parks, shops, and transit—this Lakeview gem truly has it all.