

# \$999,900 - 2635 Lionel Crescent Sw, Calgary

MLS® #A2205929

**\$999,900**

5 Bedroom, 3.00 Bathroom, 1,050 sqft  
Residential on 0.12 Acres

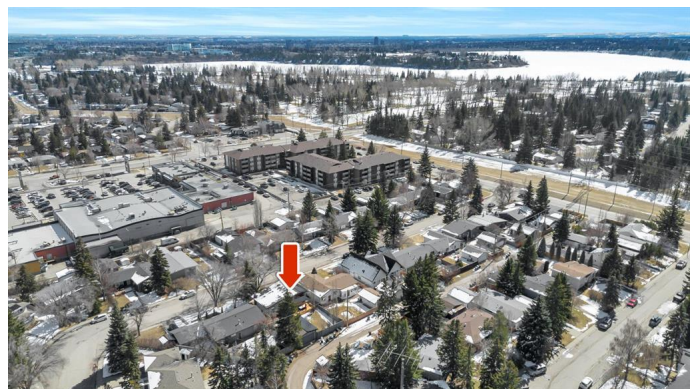
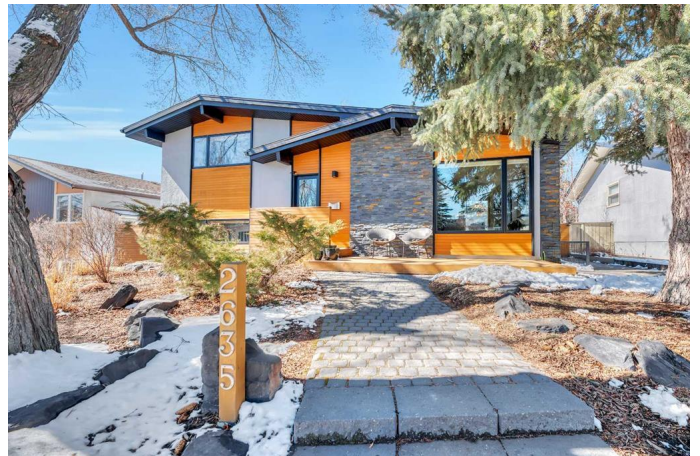
Lakeview, Calgary, Alberta

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 chargerâ€”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 readyâ€”it's move-in and live-better ready. Don't miss your chance to own a stylish, sustainable home in Lakeview!

Built in 1961

### **Essential Information**

MLS® #	A2205929
Price	\$999,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address 2635 Lionel Crescent Sw

Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Soaking Tub, Wired for Sound, Beamed Ceilings, Master Downstairs
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Private
Roof	Asphalt, See Remarks
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.