

# \$975,000 - 6603 Law Drive Sw, Calgary

MLS® #A2209660

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.15 Acres

Lakeview, Calgary, Alberta

Located on a serene, quiet tree-lined street in the established community of Lakeview & situated on a sweeping 6490 sq ft corner lot just steps away from North Glenmore park & an off-leash area, this 3+1 bedroom bungalow offers over 2500 sq ft of developed living space. The main level with hardwood floors, presents a living room with wood-burning feature fireplace & built-ins & spacious dining area that's open to the custom kitchen completed by North Mount Industries that's tastefully finished with island/eating bar, book matched walnut cabinets & stainless steel counters & appliances. There are also 3 good-sized bedrooms & a 4 piece main bath on the main level. The primary bedroom has ample closet space & a private 3 piece ensuite. The large, fully developed basement includes a huge recreation room, flex area (currently used as a home gym) & den/office. A very spacious fourth bedroom, 3 piece bath with oversized steam shower, laundry & storage complete the basement development. Other notable features include a newly painted exterior (2024) & sunny southwest back yard with deck, patio & access to the double detached garage. Also revel in the premier location, steps to North Glenmore Park & close to excellent schools, shopping, public transit & easy access to Crowchild & Glenmore Trails. Don't miss this wonderful opportunity to renovate or build your dream home on a beautiful street.



Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209660    |
| Price          | \$975,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,278       |
| Acres          | 0.15        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6603 Law Drive Sw |
| Subdivision | Lakeview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 6A2           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, French Door, Kitchen Island, Recessed Lighting, Soaking Tub            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Wood Burning                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Wood Frame, Wood Siding                                               |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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