

# \$1,549,900 - 2756 Lionel Crescent Sw, Calgary

MLS® #A2212209

**\$1,549,900**

4 Bedroom, 5.00 Bathroom, 1,458 sqft  
Residential on 0.13 Acres

Lakeview, Calgary, Alberta

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.

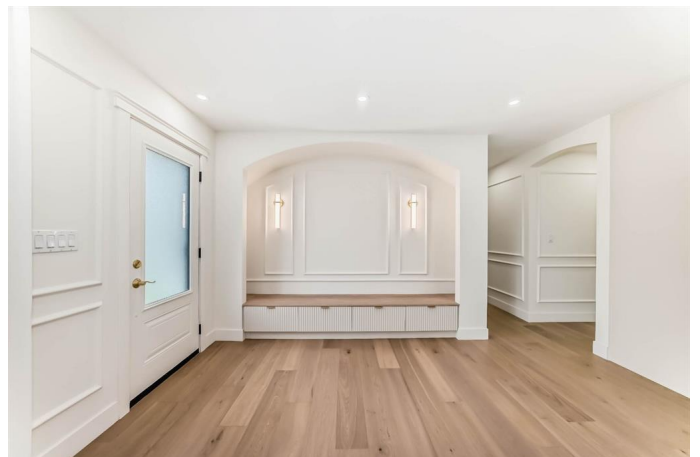
Step inside to a spacious foyer with a built-in bench and hidden storage. The open-concept layout flows into a cozy living room with a custom Italian Venetian gas fireplace and an elegant dining area with a wet bar.

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.

Built in 1962

### **Essential Information**

MLS® #	A2212209
Price	\$1,549,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,458
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2756 Lionel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Washer, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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