

\$1,299,000 - 3124 Leduc Crescent Sw, Calgary

MLS® #A2270400

\$1,299,000

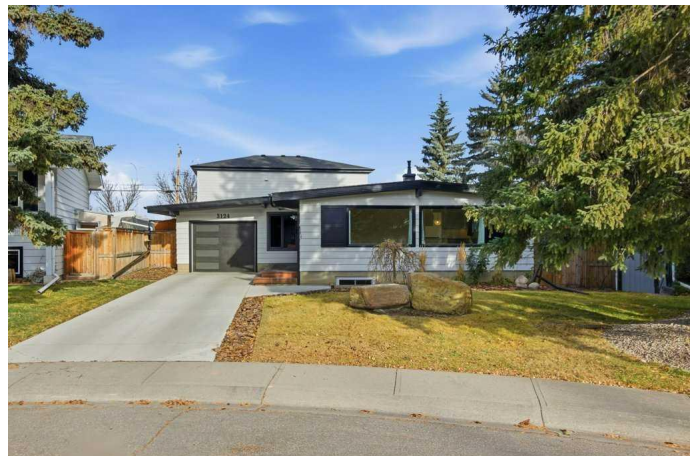
4 Bedroom, 5.00 Bathroom, 1,151 sqft

Residential on 0.20 Acres

Lakeview, Calgary, Alberta

**** open house Saturday Nov 15 from 1-3 pm ****

Detached Home plus a NEW legal one-bedroom Lane Suite with separate utilities, located above the Heated TRIPLE GARAGE. Plus Attached front garage with freshly renovated & updated 3 bed, 3 bath Bungalow on an Oversized 8800 sq ft pie-shaped lot in prestigious Lakeview. This property is like owning an acreage in the city. Backing onto a green space park with no neighbors behind for added privacy and tranquility. Inside, you'll find a bright and modern white kitchen, two skylights, and large basement windows that fill the lower level with natural light. The home has been thoughtfully upgraded with newly installed vinyl plank flooring, newer windows, tankless hot water, central air conditioning, newer roof and a comprehensive water softener and filtration system. The main bathroom displays mosaic tile flooring and a large tiled walk-in shower. Fully developed basement contains 2 bathrooms including a spa inspired ensuite with a Claw Tub and Large walk-in shower. The garage suite is complete with STEAM SHOWER, in-suite laundry, quartz counters, stainless appliances and 2 bathrooms—perfect for rental income or extended family. This move-in-ready home combines style, comfort, and income potential in one of the city's most desirable neighborhoods. Walking distance to some of Calgary's finest schools & shopping. Walk to North Glenmore Park and walk/ride the



Weaslehead pathways. Just a quick 12 min commute to downtown and conveniently located near Stoney Trail, for those quick escapes to the mountains.

Built in 1964

Essential Information

MLS® #	A2270400
Price	\$1,299,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,151
Acres	0.20
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3124 Leduc Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5W9

Amenities

Utilities	Cable Available, Garbage Collection, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	7
Parking	Alley Access, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Single Garage Attached, Triple Garage Detached
# of Garages	4

Interior

Interior Features	Closet Organizers, High Ceilings, Quartz Counters, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.