

**6004 Louise Road SW**  
**Calgary, Alberta**

**MLS # A2292002**



**\$898,500**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Rear Drive		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Irregular Lot, Landscaped, Lawn, No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Smoking Home, See Remarks, Sump Pump(s), Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** n/a

**\*\*OPEN HOUSE Sun March 29th 1-4 pm\*\*** Lovingly owned by the same homeowners since 1968, this MASSIVE 10,000+ft2 lot speaks for itself, where opportunity awaits in the Heart of Lakeview! Ideally situated walking distance to top-rated schools, Lakeview Plaza for daily conveniences, and the wide-open green spaces of North Glenmore Park, this home is a rare find. Outdoor enthusiasts will love being just steps from pathways, playgrounds, and the scenic Reservoir, while golf lovers can enjoy easy access to the prestigious Earl Grey Golf Club. This well maintained 3 level split PLUS an additional 4th level (addition complete in early 1980s), has central A/C, and many newer appliances, including washer/dryer (2025), dishwasher and stove (2020), and sump pump (2020) Walk in to a bright and sunny front living room and dining room with massive south facing windows. Step up to the top level with a master bedroom and rare ensuite, and two additional bedrooms and bathroom. Lower third level offers massive office, flex room, or additional family room for kids to have their space. The fourth level has a bedroom and massive closet, with additional storage and space for a growing family. Known for its mature tree-lined streets, strong sense of community, and unmatched access to both amenities and nature, Lakeview continues to be a top choice for families and professionals alike. With an unmatched lot size, privacy and location, this home offers endless possibilities—whether you’re looking to renovate, build your dream home and take advantage of this expansive space. With such a rare lot size in this sought-after neighbourhood, the opportunity here is truly exceptional. Lakeview offers the best of both worlds: a peaceful, family-friendly environment surrounded by nature, yet only minutes from downtown Calgary, Mount Royal University, and major

roadways for quick connections across the city. This is more than a property&mdash;it&rsquo;s a chance to design your lifestyle in one of Calgary&rsquo;s most desirable neighbourhoods. Book your private showing today and explore the endless possibilities!