

\$775,000 - 6003 Lacombe Way Sw, Calgary

MLS® #A2184346

\$775,000

3 Bedroom, 2.00 Bathroom, 1,289 sqft
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

This stunning Lakeview bungalow sits on a spacious corner lot with 79 feet of frontage and 6265 total square feet. The main floor features a bright and airy living room flooded with light from the large bay window, and from the adjacent double glass patio doors leading from the kitchen and large dining room out to the wrap around deck and bbq area. This home with its gleaming hardwood floors has the perfect layout for entertaining, flowing effortlessly from the inviting living room with a large gas fireplace, into the spacious dining room. The kitchen boasts high end cabinetry, gorgeous granite counter tops, a large island, and plenty of storage. Down the hall you'll find two of the home's three bedrooms. The primary is generously sized, featuring a 5 piece ensuite with a double vanity, jetted tub, and elegant finishes. The second bedroom also offers plenty of space, and a large closet. A second 4 piece bathroom completes the main level.

The finished lower level has a separate entrance, allowing for a potential suite, (subject to approvals and permitting from the city of Calgary). There is an extremely large family room, ideal for movie nights, and with ample room for a pool table or home gym. This level features the home's third bedroom, as well as a den. The bedroom is bright and spacious with vinyl plank flooring, and plenty of natural light through a large window. The unfinished laundry room provides additional storage, and plenty of room for potential



customization. The property has an expansive yard and a large wrap around deck. This beautiful home, located in a coveted neighbourhood on a generously sized corner lot, offers exceptional value. It has potential for development or for a suite conversion. It is also an amazing opportunity for a family to just move in and start making memories. Call to book your private viewing.

Built in 1961

Essential Information

MLS® #	A2184346
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6003 Lacombe Way Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5T4

Amenities

Parking Spaces	1
Parking	Attached Carport

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Storage, Central
-------------------	---

	Vacuum, Jetted Tub, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	38
Zoning	R-CG

Listing Details

Listing Office	Engel & Völkers Calgary
----------------	-------------------------

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