

# **\$795,000 - 5624 Ladbrooke Drive Sw, Calgary**

MLS® #A2205451

## **\$795,000**

3 Bedroom, 2.00 Bathroom, 1,514 sqft  
Residential on 0.21 Acres

Lakeview, Calgary, Alberta

Price adjusted by \$ 35,000! A must see Lakeview Home! under \$800,000, Large 1500+ square feet Mid Century bungalow on a huge park-like lot! This charming and spacious Lakeview bungalow offers over 1500 sq feet of main floor living space and an incredible 9000 plus square foot park like yard!

It has never been on the market. The Original owners have called this special place "home" for 57 years, and now it's time for a new family to make memories here! Where to start! First, there is the park-like back yard offering over 9100 square feet of private, treed yard with no neighbours behind; truly a backyard oasis! Then there is the sprawling mid century bungalow offering over 1500 square feet on the main floor, including a spacious main floor addition which is the heart of the home, the living room, the gathering place for family and friends. It is appointed with high ceilings, lots of windows, newer gas fireplace, and hardwood parquet flooring. The main floor also includes a family room with fireplace which could serve as a den/office/or spare guest room, a formal dining room, eat in kitchen with oak cabinets and granite counters, new stove and built in dishwasher (2024). The main level offers 2 bedrooms plus the den/family room. The family room could be converted to a third bedroom if you need more bedrooms!. Downstairs offers a large games room, a third bedroom (window not to egress), a wine/cold room, large hobby room for the wine maker or hobbyist, and a half bathroom. The



mechanical room features high efficiency furnace and new electrical panel. Water softener included as well, along with the newer washer and dryer in the lower laundry room. The home is wonderful and unique, no cookie cutter house here! TThe home includes two single car garages and a storage or hobby area between the garages. The home has two detached single garages, a front single and a rear single garage which is insulated and heated, and currently used as a workshop. This mid century bungalow on an oversized lot is a special opportunity for a discerning buyer. The roof, soffits, gutters, and facia were all replaced in 2024. Bring your design ideas and create your own inner city dream home on this special property, or simply move in and enjoy this fabulous home ready to move into! Located on a quiet street in one of Calgary's best neighborhoods, Lakeview. Compare with other Lakeview homes, this one offers an oversized house and yard for at the price of much smaller homes on with smaller lots. The City of Calgary has plans to improve the Sound wall on Glenmore Trail which will make the property even more desirable! Close to MRU, great schools, shopping, and the Weaselhead Area and Glenmore Park. This is a lot of home and yard at a reasonable price! See it today.

Built in 1966

**Essential Information**

MLS® #	A2205451
Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,514
Acres	0.21

Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5624 Ladbroke Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5X8

### Amenities

Parking Spaces	4
Parking	Converted Garage, Garage Faces Front, Garage Faces Rear, Off Street, Parking Pad, Single Garage Detached, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Secluded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 29th, 2025

Days on Market            122

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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