# $899,000 - 5624 Ladbrooke Drive Sw, Calgary

MLS® #A2205451

$899,000
3 Bedroom, 2.00 Bathroom, 1,514 sqft
Residential on 0.21 Acres

Lakeview, Calgary, Alberta

This lovely spacious Lakeview bungalow 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 9300 square feet, very private, treed and with no neighbors behind; it's truly a backyard oasis! Then there is the mid century bungalow offering over 1500 sq feet on the main floor, including a spacious main floor addition which is the heart of the home, the living room. This will be the gathering place for family and friends. It is appointed with high ceilings, gas fireplace, and hardwood parquet flooring. The living room is bright and spacious with high ceilings and gas fireplace, perfect for entertaining! The main floor also includes a family room with fireplace which could serve as a den/office/or guest room, a formal dining room, eat in kitchen with oak cabinets and granite counters, newer stove and built in dishwasher. The main level offers 2 bedrooms plus the den/family room. including the bright primary bedroom and a four piece main bathroom. Downstairs offers a large games room, a third bedroom (window not to current code), a wine room, and large hobby room for the wine maker or hobbyist, and a half bathroom. The mechanical room features hi efficiency furnace and newer 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
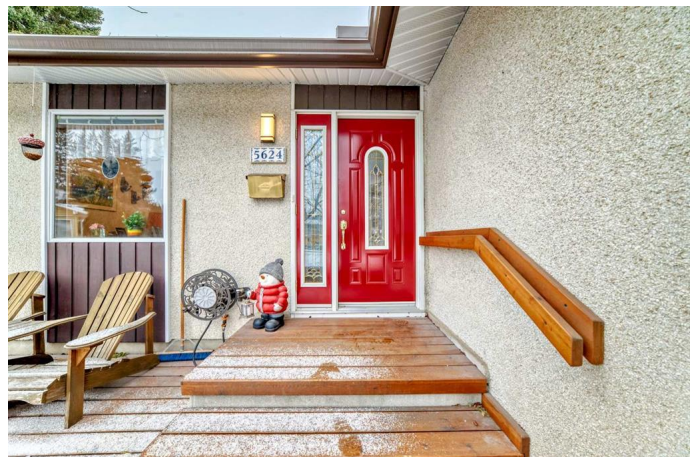
cookie cutter house here! The other best part is the massive back yard: this lot is a pie backing on lane with no neighbors behind, and very private. The home includes two single car garages and a storage or hobby area between the garages. The home has two detached single garages, a front single and a rear single garage which is insulated and heated, currently used as a workshop. This mid century bungalow on an oversized lot is a special opportunity for a discerning buyer. 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. Close to shopping, transit, parks, and MRU!

Built in 1966

Essential Information

MLS® #	A2205451
Price	$899,000
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 Ladbrooke Drive Sw
Subdivision	Lakeview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 5X8

Amenities

Parking Spaces	4
Parking	Garage Faces Front, Off Street, Parking Pad, Single Garage Detached, Converted Garage, Garage Faces Rear, 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), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, 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	5
Zoning	R-CG

Listing Details

Listing Office	eXp Realty