

# \$2,089,000 - 6203 Lloyd Crescent Sw, Calgary

MLS® #A2235691

**\$2,089,000**

4 Bedroom, 4.00 Bathroom, 2,704 sqft  
Residential on 0.12 Acres

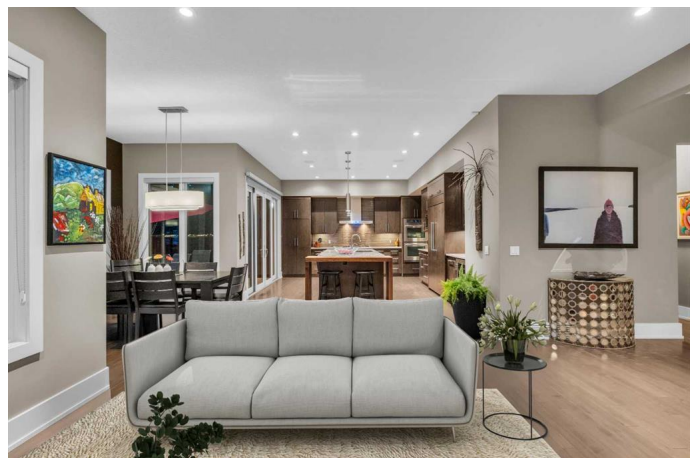
Lakeview, Calgary, Alberta

OPEN HOUSE SAT AUG 2nd 12-2 | An  
Exquisite Lakeview Sanctuary:

CUSTOM BUILT | 10 FOOT CEILINGS |  
IMPECCABLY MAINTAINED. This Capstone  
custom-built residence is meticulously crafted  
to offer over 3,700 square feet of impeccably  
developed living space. This is a rare  
opportunity to acquire a property where  
timeless design meets modern luxury, on quiet  
tree lined crescent in the popular and  
established Lakeview.

The main floor, with its impressive 10-foot  
ceilings, boasts a sensible layout. A dedicated  
office provides a productive environment. A  
stylish and moody half-bath adds a touch of  
modern elegance.

The open-concept main floor effortlessly  
transitions from one inviting space to the next.  
The spacious living room, anchored by a floor  
to ceiling tile fireplace and sunny west-facing  
windows that frame the lush greenery of the  
backyard. The heart of this home lies within its  
gourmet kitchen, with an oversized central  
island, an array of high-end stainless steel  
appliances including a 5-burner gas stovetop,  
dual wall ovens and panelled refrigerator.  
Quartz countertops complement sleek  
chocolate brown maple cabinetry, with a sea



of storage space. Adjacent to the kitchen, the dining area offers tranquil views of the verdant backyard and provides seamless access to a sectioned patio—an idyllic setting for indoor-outdoor entertaining.

Upstairs a welcoming family room offers an additional cozy and relaxing retreat. The large primary bedroom offers a luxurious five-piece ensuite featuring a deep soaker tub, a spacious glass-enclosed shower, dual vanities, and a large walk-in closet. Two additional generously sized bedrooms, each boasting their own walk-in closets, are connected by a well-appointed five-piece Jack and Jill bathroom, perfect for family or guests. A large laundry room completes the upper floor.

The fully finished lower level with in-floor heating significantly expands your living space, offering an impressive theatre room. Wine lovers will be drawn to the inspired wine cellar, fit for a true sommelier, and a separate bar area are all an ideal setting for sophisticated adult entertaining. Fitness enthusiasts will appreciate the dedicated home gym area, and guests or teens will find comfort and privacy in the additional 4th bedroom with full three-piece bathroom.

A beautifully landscaped, west-facing backyard adorned with mature trees, meticulously manicured garden beds, and a partially covered patio invites outdoor enjoyment. The multi-tiered deck with built-in planters add charm, creating the perfect backdrop for hosting memorable summer gatherings or simply unwinding by the firepit under a starlit sky.

Nestled in the heart of Lakeview, this remarkable and impeccably kept home provides swift access to the expansive Glenmore Park, top-rated schools, prestigious golf courses, and major routes connecting you effortlessly throughout Calgary.

Schedule a private viewing of 6203 Lloyd Crescent SW today & discover the pinnacle of Lakeview living.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235691    |
| Price          | \$2,089,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,704       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 6203 Lloyd Crescent Sw |
| Subdivision | Lakeview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 5V8                |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Aggregate, Garage |

|              |                        |
|--------------|------------------------|
|              | Faces Front, Oversized |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Window Coverings, Other, Washer/Dryer, Water Softener                                                                       |
| Heating           | In Floor, Forced Air, Natural Gas, Radiant                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                         |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Garden, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Cement Fiber Board, Stone, Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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