



THE
A-TEAM

**RE/MAX
FIRST**

3130 66 Avenue #810, Calgary T3E 5K3

MLS®#: **A2160259**

Area: **Lakeview**

Listing Date: **08/24/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1967**

Finished Floor Area

Abv Sqft: **1,992**
Low Sqft:
Ttl Sqft: **1,992**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

25
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees**
Park Feat: **Double Garage Attached,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Courtyard,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Storage**
Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Lower	6`6" x 18`0"
Dining Room	Main	10`9" x 14`8"
Living Room	Main	22`3" x 13`8"
4pc Bathroom	Second	8`11" x 5`1"
Bedroom	Second	12`5" x 12`8"
Bedroom	Second	9`6" x 12`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`1"
Kitchen	Main	11`7" x 18`3"
3pc Ensuite bath	Second	8`11" x 5`1"
Bedroom - Primary	Second	12`11" x 13`4"
Bedroom	Second	8`11" x 16`3"

Condo Fee:
\$826

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d111

Legal Desc: **7610213**

Remarks

Pub Rmks: **Lakeview Green Phase One. This spacious 4 bedroom unit is one of the largest available with 4 bedrooms upstairs. 2.5 baths. You will be impressed with this renovated and ready to move into home. The kitchen boasts rich wood cabinets, granite counters, stone backsplash, upgraded stainless steel appliances and hardwood flooring throughout. Open floor plan formal dining area can seat up to 10 guests. Adjoining formal dining area can seat up to 10 guests. Off the kitchen is the private spacious deck that overlooks the treed green space. Entertain in the oversized living room featuring hardwood floors. Upstairs are a rare 4 generous sized bedrooms, plus 2 full baths. You also have your own oversized tandem ATTACHED & HEATED Garage. Quiet location, backing the treed green space. Great walkability to schools, shopping, Glenmore park and Weaslehead pathways. 12 minute commute downtown and easy access to the Stoney Ring Road.**

Inclusions: **none**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











