

3130 66 Avenue #712, Calgary T3E 5K8

MLS®#: **A2187585** Area: **Lakeview** Listing Date: **01/14/25** List Price: **\$475,000**
 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: **1,258**
 Low Sqft:
 Ttl Sqft: **1,258**

DOM
7
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Level,Private**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Stove(s),Washer,Window Coverings**
 Int Feat: **Closet Organizers,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	25`6" x 3`4"	Laundry	Lower	11`6" x 8`5"
Living Room	Main	15`4" x 15`2"	Kitchen	Main	11`5" x 8`4"
Dining Room	Main	12`7" x 9`5"	2pc Bathroom	Main	5`2" x 5`0"
Bedroom - Primary	Upper	16`1" x 12`10"	Bedroom	Upper	14`3" x 8`4"
Walk-In Closet	Upper	3`7" x 3`5"	Walk-In Closet	Upper	4`9" x 3`5"
4pc Bathroom	Upper	7`10" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$669

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7610213**

Remarks

Pub Rmks: **Welcome to this immaculate two-story townhome located in the sought-after community of Lakeview! This Phase 1 unit in Lakeview Green offers a fantastic investment opportunity, perfect for the young professional seeking freedom of time and a superior location. With quick access to major traffic arteries, this home is nestled in a quiet complex just one block from the Glenmore Park pathway. The upper level features two generously sized bedrooms, including a massive primary bedroom spacious enough for a full bedroom suite with a king-size bed. Below, you'll find an oversized single garage, insulated and heated for year-round comfort. Enjoy an east-facing balcony, ideal for morning coffee, and a private west-facing patio for relaxing afternoons and evenings. The fenced patio also offers a great space for summer BBQs in your own front yard. Conveniently located in the heart of Lakeview, this home offers easy access to quality schools, parks, Glenmore Park, and the Weaselhead pathways. Directly across the street are a park, playground, Jennie Elliott Elementary, and an off-leash dog area. A nearby shopping plaza, anchored by a community IGA, adds to the neighborhood charm. With quick access to Stoney Trail, the Canadian Rockies, and only 10 minutes to downtown, this family-friendly community has it all!**

Inclusions:
Property Listed By: **TV Mount
Century 21 Masters**

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





