

3130 66 Avenue #610, Calgary T3E 5K8

MLS®#: **A2195678** Area: **Lakeview** Listing Date: **02/20/25** List Price: **\$529,900**
 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: **1,805**
 Low Sqft:
 Ttl Sqft: **1,805**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

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,No Neighbours Behind,Private**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **See Remarks**
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`1" x 17`3"
Dining Room	Second	9`10" x 8`2"
2pc Bathroom	Second	6`9" x 5`0"
4pc Ensuite bath	Third	8`11" x 5`0"
Bedroom	Level 4	13`8" x 9`4"
Game Room	Basement	15`11" x 13`9"

Room	Level	Dimensions
Foyer	Main	15`5" x 6`5"
Kitchen	Second	15`9" x 8`11"
Bedroom - Primary	Third	19`2" x 12`10"
Bedroom	Level 4	10`10" x 5`5"
4pc Bathroom	Level 4	12`4" x 4`10"
Laundry	Basement	12`5" x 2`6"

Legal/Tax/Financial

Condo Fee:
\$692

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7610213**

Remarks

Pub Rmks: ****OPEN HOUSE | SUNDAY FEB 23 | 2-3:30PM** Welcome to Lakeview Green Phase One! This fully renovated 5-level split townhome offers the perfect blend of modern upgrades, functional space, and an unbeatable location in one of Calgary's most desirable communities. Step inside to a spacious and bright layout, featuring large windows that fill the home with natural light. The updated kitchen boasts ample countertops, stainless steel appliances, and upgraded cabinetry with extra storage—perfect for both everyday living and entertaining. The separate dining area overlooks the large living room, which provides plenty of space for relaxation and gatherings. Upstairs, the spacious primary bedroom features a private ensuite, expanded floor-to-ceiling closets, and a view of the backyard green space. Two additional bedrooms and a renovated full bathroom offer plenty of room for family or guests. Off the living room, sliding doors open to a private south-facing balcony, where you can unwind while overlooking mature trees and lush greenery. The fully developed basement provides flexible space for a rec room, media area, or home gym, along with extra storage and a dedicated laundry room. Completing the home, the oversized attached heated garage, additional parking pad, and visitor parking ensure everyday convenience. Nestled within walking distance to Jennie Elliott Elementary, Bishop Pinkham Jr. High, and Connect Charter School, plus easy access to North Glenmore Park, Weasel Head Provincial Park, transit, shopping, and Mount Royal University, this home offers both lifestyle and location. **BONUS: Condo fees include heat & water/Sewer. Don't miss your chance to own this stunning home—schedule your viewing today!****

Inclusions: **NA**
Property Listed By: **Greater Property Group**

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









