



THE
A-TEAM

**RE/MAX
FIRST**

3240 66 Avenue #1413, Calgary T3E 6M5

MLS®#: **A2197207**

Area: **Lakeview**

Listing Date: **02/25/25**

List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Heated Garage**

Finished Floor Area

Abv Sqft: **1,429**
Low Sqft:
Ttl Sqft: **1,429**

DOM

1

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Mixed**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 6`5"	4pc Bathroom	Upper	4`11" x 9`7"
Bedroom	Upper	10`7" x 19`1"	Foyer	Main	6`0" x 7`7"
Kitchen	Main	14`1" x 10`11"	Dining Room	Main	8`6" x 11`5"
Office	Lower	8`1" x 9`3"	Laundry	Lower	5`6" x 6`9"
Living Room	Main	15`9" x 15`8"	Bedroom - Primary	Upper	12`2" x 15`11"
3pc Ensuite bath	Upper	5`8" x 10`10"	Walk-In Closet	Upper	6`10" x 6`8"
Storage	Lower	3`1" x 10`2"	Furnace/Utility Room	Lower	7`3" x 8`6"

Condo Fee:
\$610

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7910361**

Remarks

Pub Rmks: **This is the one you have been waiting for! Backing onto a very quiet and treed greenspace, this beautifully maintained home has been updated and remodeled and even comes with its own fenced backyard. The very welcoming main floor offers a well-planned kitchen with stainless steel appliances and granite counter tops, open to the dining and living areas. The cozy living room has a gas fireplace and patio doors to the private backyard and patio area. The upper level has two huge bedrooms including the primary suite complete with walk-in closet and a remodeled 3 piece ensuite with granite counters, heated floors and separate tiled shower PLUS a private balcony to sit and enjoy the tranquil location. The lower level has a finished flex room that is perfect for a home office or exercise area, storage, laundry area with full size front load washer and dryer, and access to your very own, secure and heated attached double garage. Recent updates include a brand new furnace (December 2024) and fridge (December 2023). A great location in the heart of Lakeview, walking distance to the paths and natural areas of beautiful North Glenmore and close to all levels of schools and public transportation.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Realty Professionals**

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











