

# \$425,000 - 314, 3130 66 Avenue Sw, Calgary

MLS® #A2209108

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,311 sqft

Residential on 0.00 Acres

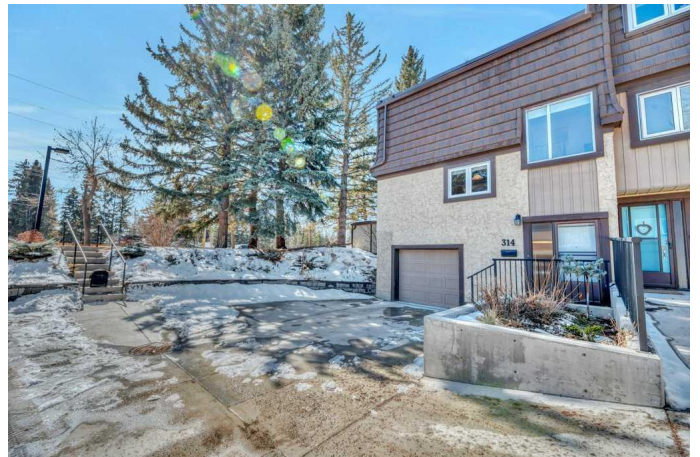
Lakeview, Calgary, Alberta

Welcome to this immaculate two-story townhome in the highly sought-after community of Lakeview! Located in Phase 1 of Lakeview Green, this stylish and well-maintained unit is an excellent investment—ideal for young professionals seeking a low-maintenance lifestyle in a prime location. This END unit with a SOUTH FACING FENCED PATIO offers quick access to major traffic routes while being just one block from the Glenmore Park pathway system, making it a dream for outdoor enthusiasts.

Upstairs, you'll find two generously sized bedrooms, including a MASSIVE PRIMARY suite that easily accommodates a full furniture set and a king-size bed also a built-in storage closet system adds to the function of the space! The Kitchen and living room extend your space to the beautiful PATIO! Lots of natural light and updated windows allow for a Sun filled unit with lots of space to call home! Downstairs, an oversized, insulated, and heated single garage adds convenience and comfort year-round. Ideal for a SUV plus lots of space for outdoor activity storage or a home gym!

Enjoy your SOUTH FACING PATIO—perfect for morning coffee—relaxing afternoons, entertaining, and summer BBQs in your own front yard oasis.

Just steps away, you'll find Jennie Elliott Elementary School, a playground, a park, and an off-leash dog area, making this home a



perfect fit for families and pet lovers alike.  
A nearby shopping plaza with a community IGA adds to the walkable charm of the neighborhood. Plus, with easy access to Glenmore Park, Weaselhead trails, Stoney Trail, and only 10 minutes to downtown Calgary, this vibrant and family-friendly location truly offers the best of both city life and nature. CONDO FEES INCLUDE EVERYTHING BUT ELECTRICITY AND INTERNET!

Built in 1967

### Essential Information

MLS® #	A2209108
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,311
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	314, 3130 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5K8

### Amenities

Amenities	Snow Removal
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Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 6th, 2025
Days on Market	12
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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