

610, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2208252



\$520,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,806 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 852
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	None		

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!