



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

810, 3130 66 Avenue SW  
Calgary, Alberta

MLS # A2215488



**\$545,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,993 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,016
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Light Fixtures

Where Community, Luxury and Value meet here in Lakeview. Quiet location, backing the treed green space . This spacious townhome in the desired community of Lakeview boasts 1900 sq ft, 4 BEDROOMS, 2.5 BATHROOMS and a DOUBLE ATTACHED and Heated Garage. Lakeview Green Phase 1 is steps to North Glenmore Park, some of the best schools in Calgary and shopping near by. The kitchen boasts rich wood cabinets, granite counters, stone backsplash, upgraded stainless steel appliances and real hardwood flooring throughout. Open floor plan with formal dining area that can seat up to 10 guests. Off the kitchen is the private spacious deck that overlooks the treed green space. Entertain in the oversized living room featuring hardwood floors. Upstairs are a rare 4 generous sized bedrooms, plus 2 full baths. Great walkability to schools, shopping, Glenmore Park and the Weaslehead pathways. A 12-minute commute downtown and easy access to the Stoney Ring Road. Come see this GEM today!