



**GRASSROOTS**  
REALTY GROUP

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**506, 3130 66 Avenue SW  
Calgary, Alberta**

**MLS # A2215711**



**\$550,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 859
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** Washer, Dryer, Dishwasher, Refrigerator, Electric Stove, Primary Bedroom Wardrobe x2

Welcome to this beautifully recently updated townhouse in Lakeview — a home where pride of ownership shines through every room. Renovated with care, this 3 bed, 3 bath townhouse offers over 1,700 sq.ft. of living space, plus a finished basement and an attached garage with additional off road parking for 2 vehicles — all in one of Calgary's most connected and established communities. Step inside to a welcoming foyer that opens into a bright living room with hardwood floors, a cozy wood-burning fireplace, and large triple sliding doors that lead to a private, sunny patio — a quiet spot to relax or entertain. Upstairs, you'll find a dedicated dining area with new replacement Triple pane windows throughout, and a modern white custom built Bjornson kitchen with stainless steel appliances, plenty of storage with a clean timeless design. A stylish powder room and main floor laundry with front-load washer and dryer to add everyday function and convenience. The second floor is home to a spacious primary suite with an updated 4-piece ensuite featuring a tiled shower and glass doors, plus a large window overlooking the backyard. The top floor includes 2 more generous-sized bedrooms and a full bathroom with a walk-in shower and oversized vanity — perfect for kids, guests, or a work-from-home setup. The finished basement offers even more flexibility with a rec room that works as a playroom, media area, home gym, or office space. Outside your door, you're steps from playgrounds, parks, and walking paths, with North Glenmore Park, the Glenmore Reservoir, and top local schools - all Grades - all walking distance. Coffee shops, restaurants, groceries, and quick access to Glenmore Trail make everyday life easy — whether you're heading downtown, to Rockyview Hospital, or Mount Royal University.

This is the kind of home you can move into and start enjoying right away &mdash; no work, no stress, just a great space in a location that keeps you connected.