



GRASSROOTS
REALTY GROUP

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816, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2225738



\$350,000

Division:	Lakeview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 851
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

This south-facing townhouse is a rare gem for savvy investors, offering the perfect blend of location, potential, and natural beauty. Flooded with natural light throughout the day, the home backs onto a peaceful green space, providing serene views and a sense of privacy that's hard to come by. Large windows and a bright layout create an inviting atmosphere, just waiting for the right finishing touches to transform this already charming property into a stunning showpiece. Located in a highly sought-after Lakeview, this townhouse offers unmatched convenience with top-rated schools and shopping just minutes away. Whether you're looking to renovate and flip or create a long-term rental investment, the foundation is already in place—solid structure, excellent light exposure, and unbeatable proximity to key amenities. With a bit of vision and care, this property has the potential to deliver outstanding returns.