



GRASSROOTS
REALTY GROUP

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

610, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2232963



\$509,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,646 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Heated Garage, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private		

Heating: Baseboard, Boiler

Floors: Carpet, Hardwood, Slate

Roof: Other

Basement: Finished, Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 852

LLD: -

Zoning: M-CG d111

Utilities: -

Inclusions: NA

****OPEN HOUSE | SAT JULY 5 | 2-4pm**** Welcome to Lakeview Green Phase One, where modern design meets an unbeatable location! This fully renovated 5-level split townhome offers over 1,800 sqft of upgraded living space in one of Calgary's most desirable communities. With 3 bedrooms and 2.5 bathrooms, this home combines function, comfort, and style across five thoughtfully designed levels. Step into a bright and welcoming interior featuring oversized windows, hardwood flooring, and neutral tones throughout. The updated kitchen includes stainless steel appliances, upgraded cabinetry with extra storage, and generous counter space—perfect for cooking or entertaining. Just up a level, the formal dining space overlooks a large living room with access to a private south-facing balcony, offering peaceful views of lush greenery and no neighbors behind. Upstairs, the primary bedroom features an upgraded ensuite bathroom and expanded floor-to-ceiling closets, with views of the backyard green space. Two additional bedrooms and a renovated full bathroom complete the upper levels, offering flexibility for family, guests, or a home office. The fully finished basement provides even more space, ideal for a rec room, gym, or media room, along with a separate laundry area and added storage. Enjoy the oversized heated attached garage, an extra parking pad, and visitor parking—rare finds in a condo setting. You'll also love the walkability to top-rated schools, including Jennie Elliott Elementary, Bishop Pinkham Jr. High, and Connect Charter School, plus easy access to parks, bike paths, shopping, and Mount Royal University. Best of all, ALL utilities are included in the condo fees—heat, water, sewer, trash, and more—making for worry-free homeownership in a well-run, pet-friendly complex. This is your opportunity to live in

vibrant Lakeview—book your private showing today!