



GRASSROOTS
REALTY GROUP

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1117, 3240 66 Avenue SW
Calgary, Alberta

MLS # A2246767



\$499,900

| | | | |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,694 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Enclosed, Insulated, Oversized, Paved, Side By Side | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Level, Low Maintenance Landscape, Treed | | |

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|-------------|-------------------------------------------------------------------------------------------------------|------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 610 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage | | |

Inclusions: N/A

Welcome to this spacious 2-bedroom townhome in the coveted Lakeview Greens complex which is bursting with potential and ready for your vision. The large, open floor plan offers a huge kitchen, generous dining space, and a bright office that flows into a dramatic high-ceiling living room, complete with a stunning floor-to-ceiling brick wood-burning fireplace. A modern open-riser staircase leads upstairs to two massive bedrooms — one with its own ensuite — plus an additional full bath and a convenient laundry room right where you want it. Downstairs, you’ll love the oversized double garage with plenty of “man cave” potential, plus a utility room and tons of storage. Outside, your private, south-facing backyard backs onto some incredible bike/walking paths — the perfect blend of privacy and lifestyle. This is your chance to get into one of Calgary’s most sought-after neighborhoods — Lakeview! Known for its unbeatable location and community charm, you’ll be just steps from the breathtaking North Glenmore Park & Reservoir, the scenic Weaselhead Nature Preserve, charming shops at Lakeview Village, top-rated schools, and quick, easy access to downtown or out of town. Book your private showing today!