

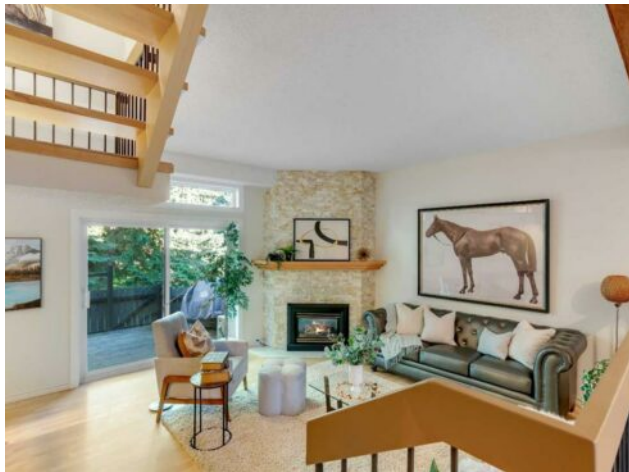


**GRASSROOTS**  
REALTY GROUP

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1311, 3240 66 Avenue SW  
Calgary, Alberta

MLS # A2250561



**\$569,900**

Division:	Lakeview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Open House Saturday, August 23rd from 2&ndash;4 pm! This is the one you&rsquo;ve been waiting for in Phase 3 which is the most desirable and coveted location in the complex, backing directly onto a beautiful treed green space. This stunning townhome in the sought after community of Lakeview offers over 1,572 sq ft above grade plus a private attached double garage, blending unique architectural charm with thoughtful updates in one of Calgary&rsquo;s most established inner city neighbourhoods. The bright and functional kitchen features freshly painted cabinetry with new hardware, updated lighting, newer countertops, sink, and faucet, kitchen nook, and a convenient pass through to the dining area. The spacious dining room overlooks a cozy sunken living room with soaring ceilings, exposed beams, stone gas fireplace with new mantle, and sliding patio doors with transom windows that open to a private large deck surrounded by gorgeous mature trees and a convenient 2 pc powder room next to storage closet. Upstairs, the large primary suite easily fits a king bed with its own balcony, and includes a large walk in closet and 3-piece ensuite, across the hall enjoy the convenience of upper floor laundry, a large second bedroom, a big flex space that can used as an office (or potential third bedroom), and a full bath complete the level. Additional highlights include wood flooring throughout (laminate upstairs and down, solid maple steps to the upper floor), freshly repainted, newer hardware, newer baseboards, ceiling fans in all bedrooms. Recent upgrades add incredible value: all windows and both patio doors replaced, air conditioning (2024), new fridge and dishwasher (2023), new garage door (2022), gas fireplace and mantle, new hot water tank (~3 years), and a regularly serviced newer furnace. The oversized double garage provides excellent storage with shelving,

bike hooks, and plenty of room for vehicles or a workshop plus the additional excellent storage next to garage is fantastic.. This well managed complex has reasonable condo fees and reflects clear pride of ownership throughout. Perfectly located steps from North Glenmore Park, IGA, shopping, amazing top schools, Taza Park, and countless amenities, this home combines size, function, and style in one of Calgary's most desirable neighborhoods. Don't miss this opportunity =book your showing today!