



**810, 3130 66 Avenue SW
Calgary, Alberta**

MLS # A2279713



\$520,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Boiler, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,098
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Storage		

Inclusions: garage door control, light fixtures

Where Community, Luxury & Value Meet in Lakeview. Discover this spacious 1900 sq ft townhome in highly sought-after Lakeview Green Phase 1, perfectly positioned in a quiet location backing onto a treed green space. With 4 bedrooms, 2.5 bathrooms, and a heated double attached garage, this rare offering delivers exceptional comfort and convenience. The upgraded kitchen features rich wood cabinetry, granite countertops, stone backsplash, stainless steel appliances, and real hardwood flooring. The open-concept main level includes a formal dining area that easily seats up to ten, flowing seamlessly to a private deck overlooking the green space—ideal for morning coffee or evening relaxation. The expansive living room offers abundant natural light and warm hardwood floors, creating an inviting space for entertaining. Upstairs, you’ll find four generously sized bedrooms, including a spacious primary suite, along with two full bathrooms—a layout seldom found in townhomes. Located steps from North Glenmore Park, top-rated schools, shopping, and the Weaselhead pathways, this home offers unmatched walkability. Enjoy a quick 12-minute commute to downtown and easy access to the Stoney Trail Ring Road. A true Lakeview gem—experience the lifestyle, space, and value this home offers.