



**404, 3130 66 Avenue SW
Calgary, Alberta**

MLS # A2279816

\$360,000



Division:	Lakeview	
Type:	Residential/Five Plus	
Style:	2 Storey	
Size:	1,352 sq.ft.	Age: 1967 (59 yrs old)
Beds:	2	Baths: 1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached	
Lot Size:	-	
Lot Feat:	Backs on to Park/Green Space	

Heating:	Boiler, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 714
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Track Lighting		
Inclusions:	light fixtures		

** Open House Saturday January 31 from 1 pm to 3 pm ** Seeking the perfect balance between urban amenities and natural beauty, this Lakeview community Townhouse in Phase One is awaiting your special touch! Discover comfort, style, and convenience in this beautifully appointed 2-bedroom, 2-bathroom townhome located in the highly desirable community of Lakeview. Value priced to sell, this residence offers exceptional value and a welcoming atmosphere for families, professionals, and active individuals. The main floor Kitchen offers plenty of natural light, storage and functionality. The large, open-concept living room is flooded with south facing natural light across a wall of windows, creating a warm and inviting space for relaxation or entertaining. Sliding doors welcome you to the sunny south balcony. The complex is currently going through a facelift with new balconies underway. Bathrooms include a 2-piece powder room and 4-piece bath just off the 2 oversized upper bedrooms. In addition, you get another office in the basement and heated attached garage. Your Perfect Home Awaits – Steps from Schools, Parks & Glenmore Reservoir!