



406, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2292811



\$519,500

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Treed		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,031
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features		

Inclusions: Wine fridges (2),

This distinctive two-storey townhome blends industrial-inspired design with thoughtful modern updates, offering both character and functionality in a quiet setting within the desirable community of Lakeview. The home welcomes you with a striking entryway featuring an authentic concrete feature wall and custom pipe-fitting accents that double as a handrail and functional shelving—setting the tone for the home’s unique style. The open-concept main floor seamlessly connects the kitchen, dining, and living spaces, highlighted by wide-plank flooring and crisp crown molding that add warmth and continuity throughout. The kitchen was updated in 2025 with quartz countertops, a stainless-steel undermount sink, and a new dishwasher. Designed with entertaining in mind, the space includes a wine refrigerator in the kitchen along with a second at the nearby wet bar—perfect for hosting. A stylish half bath on the main level adds convenience for guests. Beyond the aesthetics, the home has also been improved for everyday comfort. Triple-pane windows and new custom blinds provide energy efficiency and privacy, while dimmer switches throughout allow for adjustable lighting and ambiance. The building’s concrete party wall construction offers a near sound-proof barrier between neighbours. The upper level features four bedrooms and two full bathrooms, providing excellent flexibility for families, guests, or home office space. The primary bedroom includes a private full ensuite bath, while built-in cabinetry in closets throughout the upper floor maximizes organization and storage. One of the spacious secondary bedrooms is currently used as a music studio with professional acoustic paneling, demonstrating the versatility of the floor plan for creative work or a quiet home office. A dedicated laundry room on this level includes a stacked washer and dryer,

wood-toned folding counters, and custom wire-basket storage. With almost 2,000 square feet of above-grade living space, the home feels spacious and functional across both levels. The front balcony was just replaced, adding to the home's long-term durability and outdoor enjoyment. Outdoor living also extends to the expansive back deck, shaded by mature evergreens and overlooking a large common green space, creating a peaceful connection to the surrounding landscape. Practical needs are met by the oversized two-car tandem garage, complete with a built-in workbench and heavy-duty shelving. Condo living here is exceptionally convenient, with condo fees that cover most utilities, simplifying monthly budgeting and ownership. Located close to parks, pathways, schools, and shopping—with quick access to the recreation and pathways around Glenmore Reservoir—this home offers a unique blend of design, space, and lifestyle in one of Calgary's most established west-side communities.