



907, 3240 66 Avenue SW  
Calgary, Alberta

MLS # A2142131



**\$554,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Washer, dryer, dishwasher, fridge, stove, window coverings.

Welcome to a truly spectacular townhouse situated in the heart of Lakeview, you will notice how well maintained the development is. You will fall in love with the warm, clean lines, and thoughtful floor-plan. The two bedroom unit is ideal for those seeking a lock and go lifestyle. The main floor has gleaming maple, neutral color hardwood, a gas fireplace in the living room, a large dining room area off the large living room with sliding doors. Upstairs you will find two large bedrooms, each with a private ensuite. The primary bedroom has a beautiful west facing deck where you can sit and read in the afternoon sunshine. The laundry area is also conveniently located on the second floor. The basement has an office apace, storage and an oversize heated double attached garage. Walking distance to Soby&rsquo;s, shops, restaurants, the off leash dog park and Glenmore Reservoir. This is a perfect fit for those looking for quiet private and secure condo living in the heart of an inner city community .