



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

314, 3130 66 Avenue SW  
Calgary, Alberta

MLS # A2209108



**\$425,000**

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,311 sq.ft.	Age:	1967 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 714
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: n/a

Welcome to this immaculate two-story townhome in the highly sought-after community of Lakeview! Located in Phase 1 of Lakeview Green, this stylish and well-maintained unit is an excellent investment—ideal for young professionals seeking a low-maintenance lifestyle in a prime location. This END unit with a SOUTH FACING FENCED PATIO offers quick access to major traffic routes while being just one block from the Glenmore Park pathway system, making it a dream for outdoor enthusiasts. Upstairs, you’ll find two generously sized bedrooms, including a MASSIVE PRIMARY suite that easily accommodates a full furniture set and a king-size bed also a built-in storage closet system adds to the function of the space! The Kitchen and living room extend your space to the beautiful PATIO! Lots of natural light and updated windows allow for a Sun filled unit with lots of space to call home! Downstairs, an oversized, insulated, and heated single garage adds convenience and comfort year-round. Ideal for a SUV plus lots of space for outdoor activity storage or a home gym! Enjoy your SOUTH FACING PATIO—perfect for morning coffee—relaxing afternoons, entertaining, and summer BBQs in your own front yard oasis. Just steps away, you'll find Jennie Elliott Elementary School, a playground, a park, and an off-leash dog area, making this home a perfect fit for families and pet lovers alike. A nearby shopping plaza with a community IGA adds to the walkable charm of the neighborhood. Plus, with easy access to Glenmore Park, Weaselhead trails, Stoney Trail, and only 10 minutes to downtown Calgary, this vibrant and family-friendly location truly offers the best of both city life and nature. CONDO FEES INCLUDE EVERYTHING BUT ELECTRICITY AND INTERNET!

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