

# \$520,000 - 610, 3130 66 Avenue Sw, Calgary

MLS® #A2208252

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,806 sqft  
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to Lakeview Green Phase One! This fully renovated 5-level split townhome offers the perfect blend of modern upgrades, functional space, and an unbeatable location in one of Calgary's most desirable communities.

Step inside to a spacious and bright layout, featuring large windows that fill the home with natural light. The updated kitchen boasts ample countertops, stainless steel appliances, and upgraded cabinetry with extra storage—perfect for both everyday living and entertaining. The separate dining area overlooks the large living room, which provides plenty of space for relaxation and gatherings.

Upstairs, the spacious primary bedroom features a private ensuite, expanded floor-to-ceiling closets, and a view of the backyard green space. Two additional bedrooms and a renovated full bathroom offer plenty of room for family or guests. Off the living room, sliding doors open to a private south-facing balcony, where you can unwind while overlooking mature trees and lush greenery. The fully developed basement provides flexible space for a rec room, media area, or home gym, along with extra storage and a dedicated laundry room. Completing the home, the oversized attached heated garage, additional parking pad, and visitor parking ensure everyday convenience.



Nestled within walking distance to Jennie Elliott Elementary, Bishop Pinkham Jr. High, and Connect Charter School, plus easy access to North Glenmore Park, Weasel Head Provincial Park, transit, shopping, and Mount Royal University, this home offers both lifestyle and location.

**BONUS:** Condo fees include heat & water/Sewer.

Don't miss your chance to own this stunning home—schedule your viewing today!

Built in 1967

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208252      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,806         |
| Acres          | 0.00          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 610, 3130 66 Avenue Sw |
| Subdivision | Lakeview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 5K8                |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Boiler  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private |
| Roof              | See Remarks  |
| Construction      | Stucco, Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 1               |
| Zoning         | M-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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