

\$539,900 - 1113, 3240 66 Avenue Sw, Calgary

MLS® #A2112494

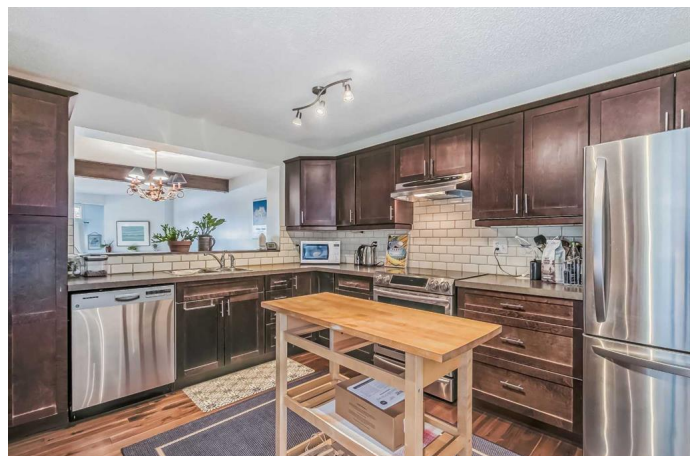
\$539,900

2 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Experience the convenience and comfort in this ideally situated townhome. Positioned for effortless access to Crowchild Trail and downtown, yet nestled within a well-established neighborhood, this residence offers the ultimate blend of city accessibility and suburban ease. A rare gem in townhome living, this property boasts a double car attached garage, providing 2 coveted parking space™s that is often hard to come by. The kitchen, the heart of the home, has been thoughtfully redesigned with cabinets, stainless steel appliances, and the wall opened to the dinning area, inviting you to unleash your culinary prowess. Adjacent, a spacious living room and dining area, adorned with hardwood flooring and centered around a warm natural gas assisted wood fireplace, offer an inviting space for gatherings and relaxation. Upstairs, two generously proportioned bedrooms await, providing ample room for rest and rejuvenation. The expansive primary bedroom features a sizable walk-in closet, glass sliding doors leading to a west-facing balcony, and a luxurious 4-piece ensuite bathroom. The ensuite boasts tile flooring, his and her sinks, and a decadent tub/shower combination. The second bedroom is complemented by a closet and a convenient 3-piece bathroom with shower and sink. Both bedrooms share a separate toilet. Located just steps away from an off-leash dog park granting access to Glenmore Reservoir and Weaselhead Park, outdoor enthusiasts will find



endless opportunities for recreation and exploration right at their doorstep. Book a showing today!

Built in 1976

Essential Information

MLS® #	A2112494
Price	\$539,900
Sold Price	\$524,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1113, 3240 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, No Smoking Home
Appliances	Dishwasher, Electric Range, Garburator, Refrigerator, Washer/Dryer, Window Coverings

Heating	Central, Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mixed, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 8th, 2024
Days on Market	33
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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