

\$599,900 - 414, 3130 66 Avenue Sw, Calgary

MLS® #A2114911

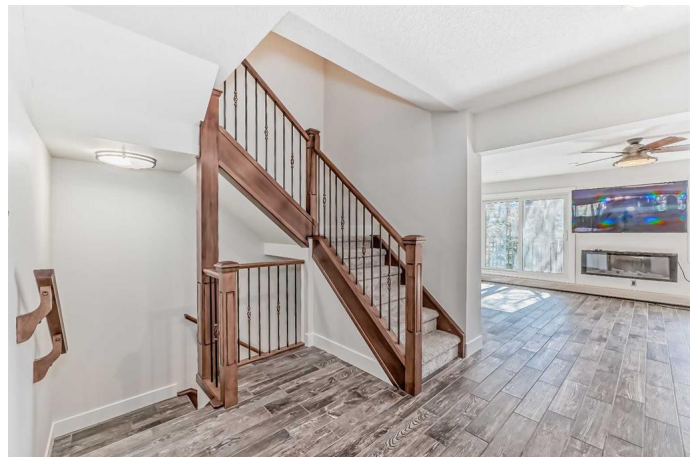
\$599,900

3 Bedroom, 3.00 Bathroom, 1,931 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Incredible opportunity in this renovated and spacious 3 bed, 2.5 bath townhome in the highly sought after community of Lakeview for under \$600,000! This unique floor plan is one of the largest in the complex and has had walls removed on the main floor for a brighter and more open space plus a new layout upstairs to accommodate a second laundry room. Spacious rooms throughout! Upgraded tile flooring in most of the home with NEWER carpet, knockdown ceiling with built-in speakers, newer roof, Grohe faucets, Kichler lighting, Kohler bathroom fixtures, and newer windows & frames! The fully renovated kitchen has full height quality cabinetry with crown moulding, lower valance with lights, pendant lighting over the extended central island, granite counters, upgraded stainless steel Bosch appliances, under mount sink with garburator, a great sized pantry and extra cabinetry extending through the dining area. The spacious living room offers an electric fireplace, wall mounted TV, a SOUTH-facing full width balcony, huge windows to light the whole floor, and a flexible layout. A big dining area with plenty of space for a large table plus a private 2-pce bath with granite counter! Upgraded maple/iron railing up to the bedroom level. The SPACIOUS primary suite has a huge walk-in closet right next to a convenient UPPER LAUNDRY room and a 4-pce ensuite with granite counters, dual sink vanity, large shower with a rain showerhead, a private toilet, and separate vanity area. Two additional



large bedrooms on the upper floor plus a 4-pce bath with soaker tub and full tile surround. A double tandem HEATED garage with resurfaced garage floor occupies most of the ground floor with a SECOND LAUNDRY area including a sink and NEWER washer/dryer. Upgraded electrical to 100 amp service and all renovations were fully permitted. Step out from the dining room to a full width deck and plenty of space for a bbq and patio set. Backing to a beautiful greenspace with mature trees and just a SHORT walk to the dog park, North Glenmore Park & reservoir pathways. Lakeview Green Phase I does NOT have a post tension cable. Condo fees INCLUDE heat & water.

Built in 1967

Essential Information

MLS® #	A2114911
Price	\$599,900
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	414, 3130 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 5K8

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Tandem

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 19th, 2024
Days on Market	4
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	Rhinorealty
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