

\$737,053 - 2612 66 Avenue Sw, Calgary

MLS® #A2119029

\$737,053

4 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

****OPEN HOUSE cancelled.** Here is your opportunity to get an affordable detached, corner lot home in the family friendly neighborhood of Lakeview. This updated "Engineered Homes" bungalow has an entertaining open layout with a spacious and bright living room with large windows on both sides letting in loads of natural light. The adjoining dining room leads to the updated kitchen with warm finishings that include classic Cherry cabinets and black appliances. Gleaming Cherry hardwood floors throughout lead to 3 well sized bedrooms. There are two 4-piece bathrooms including a 4 piece main bath with shower/tub and an ensuite bathroom with a corner shower and 2 sinks. The Primary bedroom offers a French door leading to the back deck and welcoming back yard. The basement is partially finished with a bedroom and a spacious recreation room for watching the big screen and playing games. The sunny southeast back yard is fully fenced and private, with only one neighbor. The fence and deck are cedar, for lasting quality and there is a garden shed for all of your storage needs. The oversized 26 x 24 foot detached garage is insulated and equipped with 220v. This home is located across from Lakeview Village, the off-leash dog park and just steps to the North Glenmore Park and the Weaslehead Pathways. The location is conveniently situated near grocery shops, coffee shops, restaurants, and fantastic local schools. A short 12 minute drive to downtown and easy



access to Stoney Trail. This is a great investment home to move right into and fantastic future potential too. Come take a look before this one is gone!

Built in 1962

Essential Information

MLS® #	A2119029
Price	\$737,053
Sold Price	\$730,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2612 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5K5

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized

Interior

Interior Features	Closet Organizers, Laminate Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 19th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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