

# \$519,900 - 1005, 3240 66 Avenue Sw, Calgary

MLS® #A2122267

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to this gorgeous townhome located in the vibrant community of Lakeview, offering the perfect blend of convenience and luxury living. Situated close to North Glenmore Park and providing easy access to downtown, this property is ideal for those who appreciate outdoor activities and proximity to city amenities. As you step inside, you'll be greeted by a cozy interior that boasts a functional kitchen with ample counter and cabinet space, open to the spacious dining area. The living room features a new Regency gas fireplace and floor to ceiling windows and patio doors leading to your private back patio. This townhome stands out as an end unit, featuring one of the largest patios in the complex. The upper level offers two oversized bedrooms, each equipped with its own ensuite bathroom and the convenience of a central laundry room with newer Washer and Dryer appliances. Other features include new R50 insulation, new electrical heaters in the garage and Google home smoke and carbon monoxide detectors. Additionally, the large attached double garage ensures convenience and security for your vehicles and storage needs. Don't miss out on this opportunity to own a beautifully maintained home, in the perfect location!

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2122267      |
| Price          | \$519,900     |
| Sold Price     | \$561,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,524         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1005, 3240 66 Avenue Sw |
| Subdivision | Lakeview                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 6M5                 |

### **Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Double Garage Attached                        |

### **Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Closet Organizers, Granite Counters, Vinyl Windows      |
| Appliances        | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Floor Furnace, Forced Air                                                |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas, Mantle                                                              |
| Has Basement      | Yes                                                                      |
| Basement          | Partial, Partially Finished                                              |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Wood Siding                |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2024 |
| Date Sold      | April 19th, 2024 |
| Days on Market | 8                |
| Zoning         | M-CG d44         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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