

\$579,000 - 1301, 3240 66 Avenue Sw, Calgary

MLS® #A2130085

\$579,000

2 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

OPEN HOUSE CANCELLED. Meticulously and thoughtfully renovated by Miter Renovations in 2018 with design support by Lindsay Peters at Elle Peters Design, this end unit townhouse is sure to impress. Stepping inside, you are greeted by an open, inviting dining room and a sunken living room with corner gas fireplace. Patio doors lead to the South facing deck with gas hookup . The kitchen features plenty of storage custom built by Prestige millwork. Quartz counters, a Blanco siligranit sink and stainless appliances including an induction stove are a few of the upgrades. A large main floor den could easily be used as a 3rd bedroom (just add a closet). A half bath is discreetly tucked into the entry. Vinyl plank flooring runs throughout the main and upper level. Open riser stairs lead to the second level. Retreat to the primary bedroom and relax on the south facing balcony. The large ensuite includes a stand alone glass enclosed shower and dual sinks. All the bathrooms have the same quality finishing with custom vanities, quartz counters and dual flush toilets. The second upper bedroom comes with a 4 ensuite piece bath and good closet space. Convenient upper level laundry is equipped with new washer/dryer. Oversized attached, heated garage has a dedicated circuit for an EV. This home has been extensively upgraded with a new furnace, heat pump, hot water on demand, electrical panel, new windows, custom window coverings. Steps to off leash parks, playgrounds, bike



and walking paths, North Glenmore Park, schools and all amenities this property offers outstanding value in Lakeview.

Built in 1976

Essential Information

MLS® #	A2130085
Price	\$579,000
Sold Price	\$632,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1301, 3240 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M5

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water,
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	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Private
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 13th, 2024
Days on Market	3
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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