



GRASSROOTS
REALTY GROUP

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830, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2286471



\$339,900

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	1967 (59 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 759
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home, Storage		

Inclusions: None.

Discover the perfect blend of urban convenience and natural beauty in this bright 2-bedroom, 2-bathroom condo townhome in the sought-after Lakeview community at the south end of Crowchild Trail. This quiet end unit offers exceptional privacy, a peaceful treed setting, and easy access to Glenmore Park, Weaselhead, and downtown Calgary. The sun-filled kitchen offers loads of cupboard & counter space and lovely treed views, while the spacious open-concept living room features a wall of windows and patio doors leading to a private balcony surrounded by mature trees. Upstairs are two generous bedrooms and a full bath. Updates include new windows and front door (2022). A rare 1.5-car garage provides space for two small vehicles and extra storage. Enjoy an unbeatable lifestyle with nearby walking and biking paths, cross-country skiing, the Calgary Canoe Club, Lakeview Plaza shopping and services, excellent schools, transit, Mount Royal University, Marda Loop, golf courses, and recreation facilities all close by. A rare opportunity to enjoy nature, community, and city convenience in one exceptional Lakeview home.