



**GRASSROOTS**

REALTY GROUP

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**822, 3130 66 Avenue SW  
Calgary, Alberta**

**MLS # A2301026**



**\$509,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,098
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Doorbell

Truly incredible sums up this beautifully renovated executive townhome in the LAKEVIEW GREEN I condo project in one of Southwest Calgary's most sought-after neighbourhoods...welcome to Lakeview! Offering almost 2300sqft of refined living space, this stunning two storey enjoys hardwood & ceramic tile floors throughout, flat ceilings on all 3 levels, 3 lovely bedrooms & 2.5 bathrooms, tandem 2 car garage & private backyard deck shaded by towering mature trees. You will simply love the stylish contemporary feel of this amazing home, with its expansive & sleek living room with South-facing balcony & electric fireplace with panelled feature wall, open concept formal dining room with sliding doors to the deck & exquisite custom kitchen with quartz counters & waterfall island, full-height cabinets, pull-out drawers, mosaic backsplash & upgraded appliances including induction cooktop & built-in oven. On the upper level there are 3 bedrooms & 2 full bathrooms &ndash; highlighted by the wonderful owners's retreat with big walk-in closet, wall of built-in cabinets & luxurious ensuite with marble-topped double vanities, built-in cabinets & both a separate shower/bathtub & oversized curbless walk-in glass shower with floor-to-ceiling marble surround. Main floor laundry room with stacking Whirlpool washer & dryer. The entry level has a flex space which you could use as a home office/exercise room & storage, plus access into the oversized tandem-style 2 car garage. Additional features include central vacuum system, recessed lighting throughout, closet organizers & the monthly condo fees include water-sewer & heat. Location is prime with 3 schools (Jennie Elliott, Bishop Pinkham & Saint Leo) all within walking distance. Just South of the complex is the 66th Avenue Off-Leash greenspace, & you are mere minutes to North Glenmore Park & the Weaselhead

Natural Area. And with its close proximity to 37 Street & Crowchild Trail means quick & easy access to the Earl Grey golf course, Grey Eagle Resort & Casino, Rockyview Hospital, major retail centers, Heritage Park, & both Stoney & Glenmore Trails to take you anywhere & everywhere you want to go!