



815, 3240 66 Avenue SW
Calgary, Alberta

MLS # A2325244



\$425,000

Division:	Lakeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 635
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: (All appliances as-is), Dishwasher - hasn't been used in years), Water Softener (not operational),

Located in the beautiful community of Lakeview, this WEST facing condo is in Phase 3 of Lakeview Greens. One of the great features is the heated double wide garage and the unit includes 2 good sized bedrooms with a shared ensuite (note if renovating 2 ensuites are possible). Primary has a generous sized balcony to take advantage of the beautiful sunset to the West. The upper level also features in-suite laundry with washer and dryer. Unit is mostly original with some recent updates to include a newer H.E Furnace, Windows, Sliding patio doors, and newer garage door. The main level features a powder room, dining room, living room leading out to the deck, & good sized kitchen with plenty of storage. The lower level has plenty of storage and leads to the double attached garage. This condo is located steps away from the off leash dog park & the Weasealhead. Minutes to downtown, close to shopping, transportation, Mount Royal University, & several schools close by. Don't miss out, call for your private viewing today!