



GRASSROOTS
REALTY GROUP

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104, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2335656



\$389,000

Division:	Lakeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	1967 (59 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Private		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 759
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, etc.
Features:	Laminate Counters, Track Lighting		

Inclusions: n/a

OPEN HOUSE Saturday Aug.8 from 1PM-2:30PMThis beautifully updated Quiet and Private 2-bedroom Corner Unit in Lakeview Green Phase One offers over 1,600 sq ft of bright, functional living space with unobstructed views of the surrounding greenspace. Featuring new luxury vinyl flooring, upgraded stainless steel appliances, refreshed bathrooms, and newly installed windows and front door, the home blends comfort with modern convenience. Upstairs, two generous bedrooms and 2 full baths including a brand-new ensuite with soaker tub/shower to provide comfort and privacy. The oversized single garage is heated and features epoxy flooring and a WIFI-enabled opener. Adding more exceptional storage and practicality is a large mud room and laundry. End your day enjoying your own private, fully fenced patio retreat surrounded by nature. Also, the condo fees include Heat & Water and with a common boiler system, you will NEVER have to pay for the upkeep or replacement of a Furnace or Hot Water Tank...think of all the \$\$\$ you will save!!! Ideally located near Lakeview Golf Course, North Glenmore Park, Heritage Park, top-rated schools, within catchment area of Jennie Elliott Elementary and Bishop Pinkham Junior high, and local amenities, this well-managed complex delivers outstanding value and lifestyle.