

**830, 3130 66 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286471**



**\$369,900**

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

**Heating:** Floor Furnace, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Tar/Gravel

**Basement:** Partial

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 759

**LLD:** -

**Zoning:** M-CG d111

**Utilities:** -

**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.