

1305, 3240 66 Avenue SW
Calgary, Alberta

MLS # A2237536

\$645,000



Division:	Lakeview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Insulated, Oversized, Side By Side		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Level, Many Trees, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	TV mount and TV in second bedroom, murphy bed, murphy bed mattress		

OPEN HOUSE CANCELLED - CONDITIONALLY SOLD. EXTENSIVELY RENOVATED and FULL OF LIGHT, this well-proportioned, end-unit LAKEVIEW townhome with DOUBLE ATTACHED GARAGE and PRIVATE FENCED YARD is perfect for discerning buyers who want low-maintenance comfort with nearby access to the extensive nature of Glenmore Reservoir, Weaselhead, the Calgary Canoe Club, Earl Grey Golf Course, mountain views, and all of the beauty nearby. Inside, you will enjoy extensive QUALITY RENOVATIONS, including foundational improvements such as the installation of QuietRock soundproofing drywall on the one common wall of the stunning end-unit townhome. Added insulation in the attic, all windows replaced, upgraded FRENCH DOORS to the private yard, and updated sliding doors to the PRIVATE BALCONY. EV wiring in the garage. Tankless hot water. But the visible finishes are where these upgrades really shine: GORGEOUS OAK HARDWOOD throughout the main floor. EXTENSIVE CUSTOM CABINETRY in the FULLY-RENOVATED GOURMET KITCHEN, stunning sunken living room, main floor den, and bespoke guest bathroom. Not to mention upstairs! On the upper floor you'll find a HUGE PRIMARY SUITE with a huge 5-piece ensuite, walk-in closet and PRIVATE BALCONY OASIS on which to enjoy your morning coffee amid the leafy summer treetops! As well, the upper level boasts a LARGE SECONDARY BEDROOM with a queen-sized Murphy bed AND FULL ENSUITE complete with shower. Plenty of room for guests, while the Murphy bed tucks away when not in use to allow for a roomy office or hobby room. As well, the UPSTAIRS LAUNDRY room adds comfortable convenience. In the basement, you'll find another nicely developed office space with extensive built-in shelving and storage. A mud

room area and entrance to the attached, oversized double garage can also be found here, along with the utility room complete with tankless hot water (2023 install). The garage is a treat - with a large workshop area, 220 Volt wiring, and Level 2 EV charging capability. If you're not tinkering in the garage, you may be focused on the extensive nature outside. Your fenced, private yard is nicely developed with interlocking brick patio, mature perennials, water tap and gas hookup. It's also surrounded by greenspace and mature trees providing a quiet retreat in which to enjoy the sounds of nature. Luxuriate amidst nature in your own backyard, or venture a FIVE-MINUTE WALK AWAY TO NORTH GLENMORE PARK and stunning Weaselhead! Lastly, for non-leisure days, this community offers an easy commute downtown as well as all levels of well-regarded schools nearby. THIS HOME IS VERY SPECIAL - CALL TO SET UP A SHOWING TODAY!