

830, 3130 66 Avenue SW
Calgary, Alberta

MLS # A2286471

\$449,900



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

Inclusions: None.

The perfect balance between urban amenities and natural beauty. Discover comfort, style, and everyday convenience in this bright and beautifully situated 2-bedroom, 2-bathroom condo townhome located in the highly desirable Lakeview community, right at the south end of Crowchild Trail. This quiet end unit, tucked away at the end of the drive, offers exceptional privacy and a peaceful, park-like setting. Just a short walk to the hundreds of acres of Glenmore Park and only minutes from downtown, this home is ideally positioned for both nature lovers and city commuters. The main-floor kitchen is filled with natural light and offers excellent storage and functionality, with treed views that bring the outdoors in. The spacious open-concept living room is flooded with sunlight through a full wall of windows, creating a warm and inviting space for relaxing or entertaining. Sliding patio doors lead to a private balcony surrounded by mature trees—so serene it feels like you're in the woods. In the spring, it's not uncommon to spot deer wandering by from nearby Weaselhead, pausing under the trees with their fawns. Upstairs, you'll find two oversized bedrooms and a 4-piece bathroom, complemented by a convenient 2-piece powder room on the main floor. The home features a bright interior throughout, a large living room, and thoughtful updates including new windows and a new front door (2022). The property includes a rare 1.5-car garage, capable of fitting two small vehicles, plus additional storage. This location truly shines for lifestyle: * A runner's, walker's, and cross-country skier's paradise * Steps to scenic walkways behind Lakeview estate homes * 10-minute walk to Weaselhead parking lot and extensive bike paths along Glenmore Reservoir * 15-minute walk to the Calgary Canoe Club * 10-minute walk to Lakeview Plaza

with grocery store, drug store, bank, café, DQ, liquor store, restaurants, medical offices, and more. Exceptional school and transit access: * 2-minute walk to public elementary school and playground * 2-minute walk to public junior high * 10-minute walk to charter school * 5-minute walk to two bus stops with downtown service * 10-minute bus ride to public and separate high schools and Mount Royal University Plus, enjoy being: * Minutes from trendy Marda Loop * 10-minute drive to Glenmore Pool, tennis courts, and both private and public golf courses * 15 minutes to a beloved neighborhood ice cream stop. This is a rare opportunity to own a home where nature, community, and convenience come together seamlessly. Your perfect Lakeview lifestyle awaits.