

\$545,000 - 1315, 3240 66 Avenue Sw, Calgary

MLS® #A2256212

\$545,000

2 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Lovely, clean and spacious two bedroom plus den, two and a half bath townhome in the sought after community of Lakeview. Open and spacious feeling with almost 2000 sq ft of developed living space. Beautiful hardwood floors throughout. Light and bright, freshly painted. Proper foyer entry with access to an updated powder room. The kitchen has solid maple cabinetry, granite countertops and stainless steel appliances. The dining area is open to the living room and is big enough to accommodate a large table for big social gatherings. The living room has high ceilings and features a gas fireplace and patio doors out to the private fenced yard. Main floor den with custom built-in bookcases could be the main floor third bedroom if desired. Impressive black iron rails on the staircase to the upper floor. Huge primary bedroom (18'6" x 12'4") that has its own patio overlooking the yard. It has a walk-in closet with built-in cabinetry and its own ensuite. The second upper floor bedroom has its own 3 piece ensuite bath with stand alone shower and smaller walk-in closet. Upper floor laundry with brand new front load HE washer & dryer. The fully finished lower level has a flex room space ideal for a big mudroom, gym area or storage. Oversized attached double garage. Pet friendly complex. Inner-city Lakeview is only a short 15 minutes to downtown core during rush hour. Beautiful and Serene Lakeview is surrounded by nature, just steps to the scenic Glenmore Reservoir, North



Glenmore Park and the Weaselhead Natural Environment Park with 237 hectares through nature with bike trails and paths to enjoy. Earl Grey Golf Club, the Calgary Rowing Club, Calgary Canoe Club plus all the amenities, restaurants, grocery store and more just steps away at Lakeview Plaza. Sought after schools within the community. Welcome home.

Built in 1976

Essential Information

MLS® #	A2256212
Price	\$545,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1315, 3240 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M5

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Secured
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Private, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	M-CG d44

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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