



1315, 3240 66 Avenue SW, Calgary, Alberta - \$545,000



Main Photo

Property Description

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 dinning 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 (18'5" x 12'41') 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.

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