

# \$399,900 - 816, 3130 66 Avenue Sw, Calgary

MLS® #A2225738

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

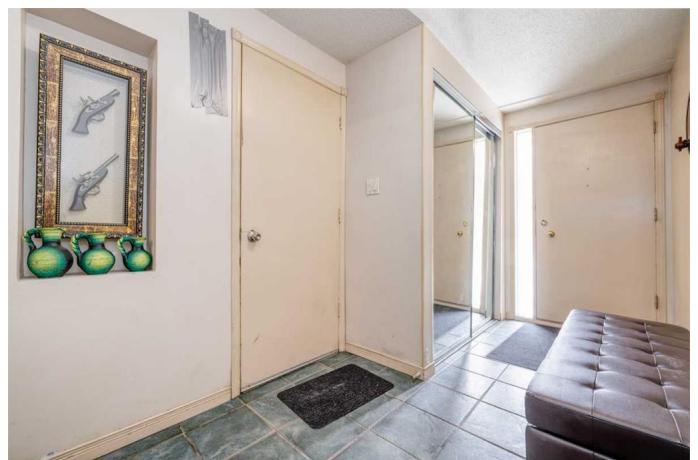
This south-facing townhouse is a rare gem for savvy investors, offering the perfect blend of location, potential, and natural beauty. Flooded with natural light throughout the day, the home backs onto a peaceful green space, providing serene views and a sense of privacy that's hard to come by. Large windows and a bright layout create an inviting atmosphere, just waiting for the right finishing touches to transform this already charming property into a stunning showpiece.

Located in a highly sought-after Lakeview, this townhouse offers unmatched convenience with top-rated schools and shopping just minutes away. Whether you're looking to renovate and flip or create a long-term rental investment, the foundation is already in place—solid structure, excellent light exposure, and unbeatable proximity to key amenities. With a bit of vision and care, this property has the potential to deliver outstanding returns.

Built in 1967

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2225738  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,562         |
| Acres          | 0.00          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 816, 3130 66 Avenue Sw |
| Subdivision | Lakeview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E5K8                 |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Storage                                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Partially Finished, Partial                            |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Courtyard                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame                                         |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | M-CG d111      |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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