

# \$529,900 - 1311, 3240 66 Avenue Sw, Calgary

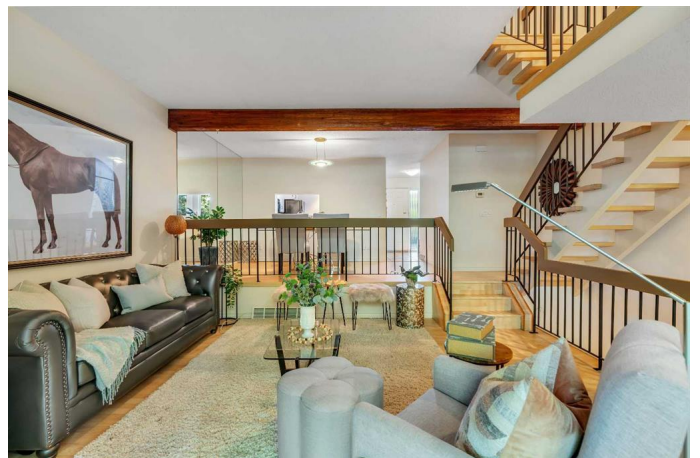
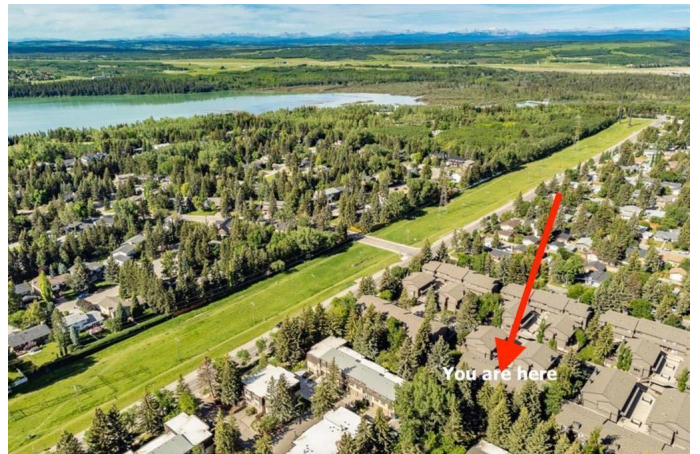
MLS® #A2250561

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,572 sqft  
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Immediate possession available! This is the one you've been waiting for in Phase 3 which is the most desirable and coveted location in the complex, backing directly onto a beautiful treed green space. This stunning townhome in the sought after community of Lakeview offers over 1,572 sq ft above grade plus a private attached double garage, blending unique architectural charm with thoughtful updates in one of Calgary's most established inner city neighbourhoods. The bright and functional kitchen features freshly painted cabinetry with new hardware, updated lighting, newer countertops, sink, and faucet, kitchen nook, and a convenient pass through to the dining area. The spacious dining room overlooks a cozy sunken living room with soaring ceilings, exposed beams, stone gas fireplace with new mantle, and sliding patio doors with transom windows that open to a private large deck surrounded by gorgeous mature trees and a convenient 2 pc powder room next to storage closet. Upstairs, the large primary suite easily fits a king bed with its own balcony, and includes a large walk in closet and 3-piece ensuite, across the hall enjoy the convenience of upper floor laundry, a large second bedroom, a big flex space that can be used as an office (or potential third bedroom), and a full bath complete the level. Additional highlights include wood flooring throughout (laminated upstairs and down, solid maple steps to the upper floor), freshly repainted, newer hardware, newer



baseboards, ceiling fans in all bedrooms. Recent upgrades add incredible value: all windows and both patio doors replaced, air conditioning (2024), new fridge and dishwasher (2023), new garage door (2022), gas fireplace and mantle, new hot water tank (~3 years), and a regularly serviced newer furnace. The oversized double garage provides excellent storage with shelving, bike hooks, and plenty of room for vehicles or a workshop plus the additional excellent storage next to garage is fantastic.. This well managed complex has reasonable condo fees and reflects clear pride of ownership throughout. Perfectly located steps from North Glenmore Park, IGA, shopping, amazing top schools, Taza Park, and countless amenities, this home combines size, function, and style in one of Calgaryâ€™s most desirable neighborhoods. Donâ€™t miss this opportunity =book your showing today!

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250561      |
| Price          | \$529,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,572         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|         |                         |
|---------|-------------------------|
| Address | 1311, 3240 66 Avenue Sw |
|---------|-------------------------|

|             |          |
|-------------|----------|
| Subdivision | Lakeview |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3E 6M5  |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Visitor Parking, Trash |
| Parking Spaces | 2                               |
| Parking        | Double Garage Attached          |
| # of Garages   | 2                               |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Partially Finished, Partial                                                                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Many Trees      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 42                |
| Zoning         | M-CG d44          |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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