

\$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

Open House Saturday Sept 13th 1pm to 4pm
#1315, 3240 66th Ave SW 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 12'4") 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. Inner-city Lakeview is only a short 15 minutes to downtown core during rush hour. Serene Lakeview is surrounded by nature, just



steps to the scenic beautiful Glenmore Reservoir and North Glenmore Park and the Weaselhead Natural Preserve 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. 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

Zoning M-CG d44

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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