

# \$350,000 - 816, 3130 66 Avenue Sw, Calgary

MLS® #A2225738

**\$350,000**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

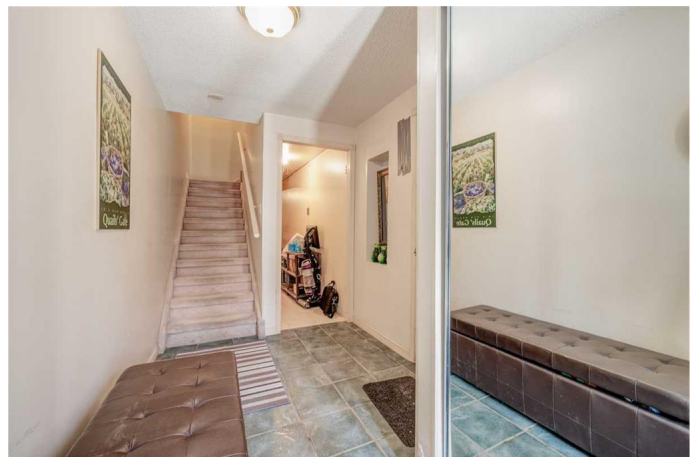
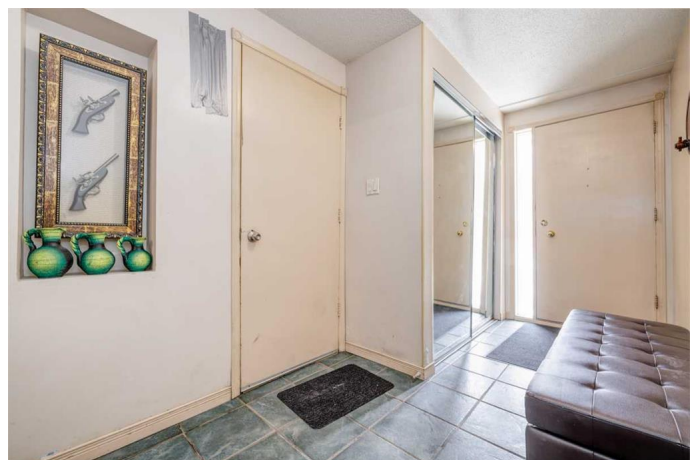
This south-facing townhouse is a rare gem for savvy investors, offering the perfect blend of location, potential, and natural beauty. Flooded with natural light throughout the day, the home backs onto a peaceful green space, providing serene views and a sense of privacy that's hard to come by. Large 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	\$350,000
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	69
Zoning	M-CG d111

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.