

# \$499,000 - 804, 3130 66 Avenue Sw, Calgary

MLS® #A2236413

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.00 Acres

Lakeview, Calgary, Alberta

Welcome to this beautifully renovated 2-bedroom, 1.5-bath townhouse tucked into a quiet corner of Lakeview. With over 1,300 sq ft of bright, well-designed living space, an attached heated garage, and thoughtful upgrades throughout, this home offers comfort, style, and unbeatable value — all under \$500K.

Just a few steps down from the entry, the basement offers a cozy flex space or den — ideal for a home office, workout zone, or creative nook. The laundry area features Samsung front-load washer and dryer and there is direct access to the oversized heated garage with sleek epoxy flooring.

Up on the main floor, you™ll find a warm, sunlit living space with real maple hardwood floors and a modern white kitchen complete with quartz countertops, stainless steel appliances, and plenty of cabinet space. The living and dining areas open to a private balcony — perfect for morning coffee or unwinding in the evening.

As you head upstairs, a custom stained-glass window fills the stairwell with color and natural light. On the upper level, you™ll find two generous bedrooms, including a spacious primary with a walk-in closet, and a beautifully renovated 4-piece bath.

Surrounded by parks, schools, transit, and amenities — and with heat and water included in the condo fees — this is a home that feels as good as it looks in one of Calgary™s most loved neighborhoods.



Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236413      |
| Price          | \$499,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.00          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 804, 3130 66 Avenue Sw |
| Subdivision | Lakeview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 5K8                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Disposal |
| Heating           | Hot Water                                                                                                                       |
| Cooling           | None                                                                                                                            |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                                     |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Corner Lot      |
| Roof              | Rolled/Hot Mop  |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 26             |
| Zoning         | M-CG d111      |
| HOA Fees Freq. | MON            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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