

# \$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

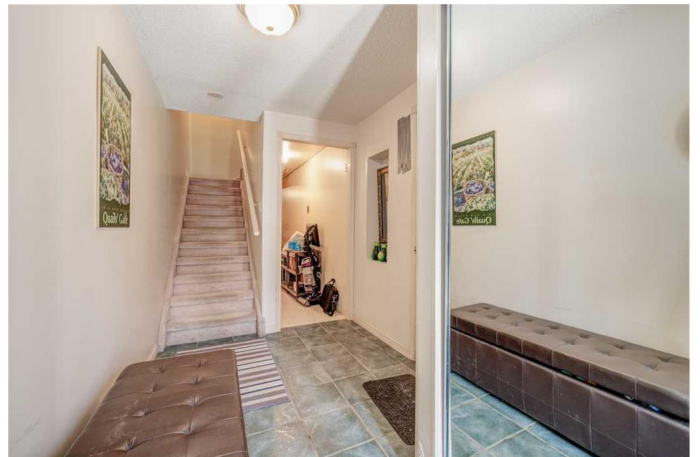
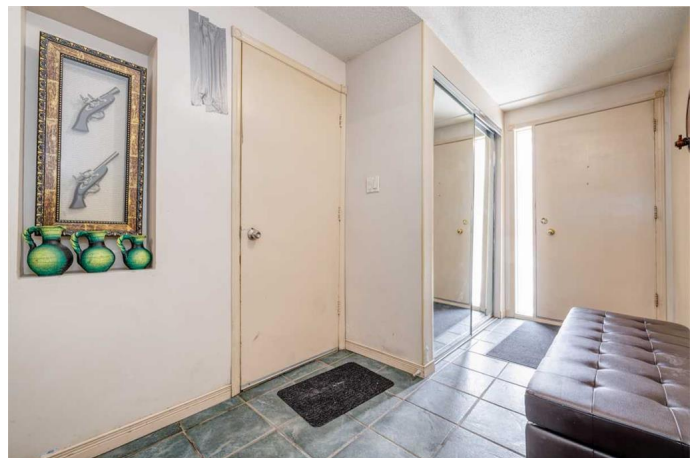
This south-facing townhouse is a rare gem for savvy investors, offering the perfect blend of location, potential, and natural beauty. Flooded with natural light throughout the day, the home backs onto a peaceful green space, providing serene views and a sense of privacy that's hard to come by. Large 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—a 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	59
Zoning	M-CG d111

### **Listing Details**

Listing Office	CIR Realty
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