

\$645,000 - 1305, 3240 66 Avenue Sw, Calgary

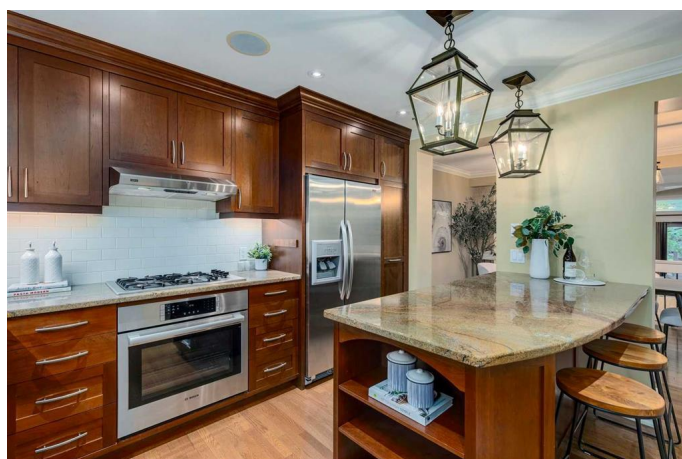
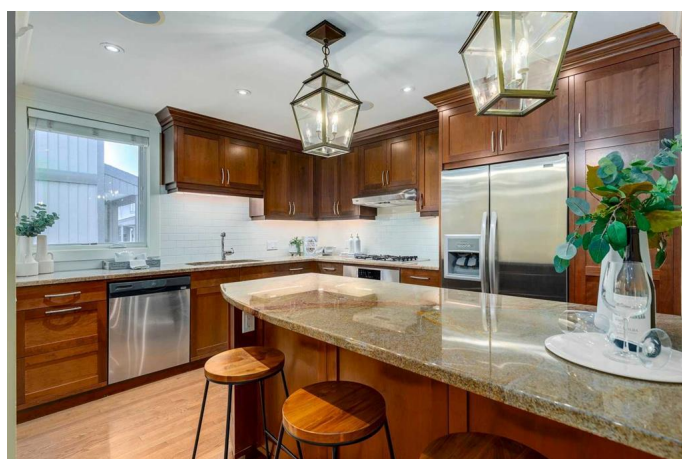
MLS® #A2237536

\$645,000

2 Bedroom, 3.00 Bathroom, 1,691 sqft
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

OPEN HOUSE CANCELLED -
CONDITIONALLY SOLD. EXTENSIVELY
RENOVATED and FULL OF LIGHT, this
well-proportioned, end-unit LAKEVIEW
townhome with DOUBLE ATTACHED
GARAGE and PRIVATE FENCED YARD is
perfect for discerning buyers who want
low-maintenance comfort with nearby access
to the extensive nature of Glenmore Reservoir,
Weaselhead, the Calgary Canoe Club, Earl
Grey Golf Course, mountain views, and all of
the beauty nearby. Inside, you will enjoy
extensive QUALITY RENOVATIONS,
including foundational improvements such as
the installation of QuietRock soundproofing
drywall on the one common wall of the
stunning end-unit townhome. Added insulation
in the attic, all windows replaced, upgraded
FRENCH DOORS to the private yard, and
updated sliding doors to the PRIVATE
BALCONY. EV wiring in the garage. Tankless
hot water. But the visible finishes are where
these upgrades really shine: GORGEOUS
OAK HARDWOOD throughout the main floor.
EXTENSIVE CUSTOM CABINETRY in the
FULLY-RENOVATED GOURMET KITCHEN,
stunning sunken living room, main floor den,
and bespoke guest bathroom. Not to mention
upstairs! On the upper floor you'll find a
HUGE PRIMARY SUITE with a huge 5-piece
ensuite, walk-in closet and PRIVATE
BALCONY OASIS on which to enjoy your
morning coffee amid the leafy summer
treetops! As well, the upper level boasts a



LARGE SECONDARY BEDROOM with a queen-sized Murphy bed AND FULL ENSUITE complete with shower. Plenty of room for guests, while the Murphy bed tucks away when not in use to allow for a roomy office or hobby room. As well, the UPSTAIRS LAUNDRY room adds comfortable convenience. In the basement, you'll find another nicely developed office space with extensive built-in shelving and storage. A mud room area and entrance to the attached, oversized double garage can also be found here, along with the utility room complete with tankless hot water (2023 install). The garage is a treat - with a large workshop area, 220 Volt wiring, and Level 2 EV charging capability. If you're not tinkering in the garage, you may be focused on the extensive nature outside. Your fenced, private yard is nicely developed with interlocking brick patio, mature perennials, water tap and gas hookup. It's also surrounded by greenspace and mature trees providing a quiet retreat in which to enjoy the sounds of nature. Luxuriate amidst nature in your own backyard, or venture a FIVE-MINUTE WALK AWAY TO NORTH GLENMORE PARK and stunning Weaselhead! Lastly, for non-leisure days, this community offers an easy commute downtown as well as all levels of well-regarded schools nearby. THIS HOME IS VERY SPECIAL - CALL TO SET UP A SHOWING TODAY!

Built in 1976

Essential Information

MLS® #	A2237536
Price	\$645,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,691
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1305, 3240 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6M5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Oversized, Side By Side, Workshop in Garage
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	6
Zoning	M-CG d44

Listing Details

Listing Office	Real Estate Professionals Inc.
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