

# \$399,900 - 816, 3130 66 Avenue Sw, Calgary

MLS® #A2225738

**\$399,900**

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      | \$399,900 |
| 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          | Partial, Partially Finished                            |

### 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 | 44             |
| 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.