

# \$635,900 - 1313, 3240 66 Avenue Sw, Calgary

MLS® #A2209659

**\$635,900**

3 Bedroom, 3.00 Bathroom, 1,723 sqft  
Residential on 0.00 Acres

Lakeview, Calgary, Alberta

OH Sat + Sun April 12th & 13th - 12:PM to 3 PM. Wow! This is the one you have been waiting for!! A rare 'Briarwood'™ end unit townhome nestled in the heart of Lakeview offers over 1,723 sq ft of thoughtfully-designed living space and an oversized attached double garage! This home has undergone a stunning transformation ideal for the buyer seeking modern living in a mature community with amazing value! First, a showstopper architecturally-designed kitchen maximizes efficiency and space—featuring an oversized island with quartz waterfall edge countertop, butcher block counters on perimeter & custom cabinetry. Also on display: a pull-out pantry, SS appliances including a Bosch dishwasher, induction cooking, subway backsplash, range hood fan, recessed pot lighting, upgraded electrical, and heated tile floors, all done professionally w/ permits + engineered plans. Throughout the main space, natural light pours in through expansive newer windows, highlighting the open layout and inviting atmosphere. The sunken living room creates a cozy mid-century vibe enhanced by high wood beam ceilings, a soothing gas fireplace, designer lighting, & access to a fully fenced yard with a gas BBQ line perfect for relaxing & entertaining. The home is surrounded by gorgeous mature trees & landscaping, creating a private + serene experience inside & outside of the home. Rounding out the main floor is a fabulous kitchen nook with coffee bar, a discrete and thoughtfully upgraded half bath, &



a large den that offers flexibility as an office, playroom, or third bedroom (just add closet). Upstairs, you'll find two spacious bedrooms each with its own ensuite bathroom. The primary suite includes a fantastic walk-in closet, a beautifully renovated bathroom featuring a dbl vanity, 10mm glass shower with herringbone patterned custom tile, and upgraded fixtures & lighting. The primary suite easily fits a reading nook and king-sized bed with room to spare and a balcony to enjoy the area's peaceful green space. The ample second bedroom is perfect as both an office and bedroom; presently set up with a murphy-bed, custom closet organizers & a functional 4-pc ensuite. A full laundry room completes the upper level. On the lower level, you'll find a massive storage + utility room providing enough space to use as a gym or workshop, & internal access to the private, attached, oversized garage with tons of room for toys, sports gear & two large cars. Additional highlights include: new deck (2020), Hunter Douglas blinds, newer hot water tank, newer garage door (2021), new front door, newer windows, flat ceilings on main, upgraded flooring, open riser stairs, & a new concrete driveway. Located in vibrant Lakeview, you will be steps from North Glenmore Park, IGA, shopping, excellent schools, upcoming Taza Park & countless amenities. Well managed complex with reasonable condo fees and clear pride of ownership throughout. This is your opportunity to own a home that truly checks all the boxes. A must see! Call now!

Built in 1976

### **Essential Information**

MLS® #	A2209659
Price	\$635,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1313, 3240 66 Avenue Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6M5

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Wood Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Barbecue, BBQ gas line, Garden, Lighting, Private Entrance, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, Landscaped, Many Trees, Secluded, Street Lighting, Views, Wooded, Yard Lights  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

## Additional Information

Date Listed April 9th, 2025  
Days on Market 4  
Zoning M-CG

## Listing Details

Listing Office MaxWell Capital Realty

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