



## 3130 66 Avenue Calgary Alberta

\$399,900

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. (id:6769)

Primary Bedroom 16.83 Ft x 14.58 Ft

4pc Bathroom 5.00 Ft x 8.92 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Bedroom 10.00 Ft x 8.83 Ft

Bedroom 99.92 Ft x 10.92 Ft

Laundry room 13.25 Ft x 6.50 Ft

Dining room 8.08 Ft x 13.42 Ft

Kitchen 10.67 Ft x 8.25 Ft

2pc Bathroom 4.50 Ft x 5.00 Ft

Living room 14.25 Ft x 19.17 Ft

Listing Presented By:



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