



GRASSROOTS
REALTY GROUP

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8 Foley Road SE
Calgary, Alberta

MLS # A2223829



\$595,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	897 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Front Drive, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Any furnishings can be negotiable

Welcome to this 3 bed, 1 bath bungalow in Fairview! This property was built in 1959 & has only had one owner! They took fastidious care of their home by having no animals & not smoking. Over the years the owner's added a detached single garage, a fenced in backyard & a garden. The Main floor boasts a modest 900 sqft & the basement is an additional 800 sqft which has the potential to be renovated to your desire. The area is tough to beat; 5 minutes from Chinook mall, plenty of schools nearby for the little ones & it is a safe community! The lot is a good size & also has 2 parking pads in addition to the single garage. The furnace is 2022, roof is 2020 & there is even a water softener for Calgary's hard water. Book a showing today & see if this is the property for you!