



GRASSROOTS
REALTY GROUP

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7603 Fairmount Drive SE
Calgary, Alberta

MLS # A2229104



\$699,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, RV Access/Park		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub		

Inclusions: N/A

((((((OPEN HOUSE SUNDAY JUNE 22ND 2-4PM))))))Welcome to this beautifully renovated bungalow, nestled in the desirable community of Fairview. Recently updated, this home offers a bright, open-concept layout filled with natural light. The main floor features a modern kitchen with stainless steel appliances, a spacious dining and living area, two bedrooms, and two full bathrooms—including a primary suite with a private 4-piece bath, walk-in closet, and a conveniently located laundry room on the main floor. The fully finished basement offers great versatility with a separate entrance, two additional bedrooms, a full bathroom, a second kitchen/bar area, a second laundry room, and a generous living/dining space—perfect for guests, extended family, or rental potential. Outside, enjoy a fully landscaped front and back yard, a renovated double detached garage, and a large parking pad with room for an RV. The location is ideal—walking distance to a TLC school, parks, and just minutes from Chinook Mall and other amenities. Be sure to check the additional remarks for a full list of upgrades! No detail was overlooked in this top-to-bottom renovation. Upgrades include: all new exterior landscaping, fencing, roof, windows, gutters, soffits, fascia, and a fully redone garage with drywall, new roof, door, and concrete pad. Inside, you’ll find a new furnace, hot water tank, luxury laminate flooring, carpet, tile, custom kitchen cabinets, countertops, sleek bathrooms, a gas fireplace, updated ceilings, fresh paint, lighting, new plumbing and electrical—finished with high-end touches throughout.