



GRASSROOTS
REALTY GROUP

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8611 Fairmont Drive SE
Calgary, Alberta

MLS # A2231025



\$619,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	High Efficiency	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions:	N/A
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Fully Renovated Bungalow in Acadia – 3 Bed | 2 Bath | 1,700+ SQFT | Basement Suite. This stunning 1960s bungalow has been completely transformed with modern design and upscale finishes, perfectly situated in the desirable community of Acadia—just steps from Arlington Park and minutes to Deerfoot Meadows. Inside, you’ll find over 1,700 sqft of refined living space featuring premium vinyl windows, quartz countertops, luxury vinyl plank flooring, upgraded stainless steel appliances, and a custom mudroom entry with a large linen closet. The bright, open-concept living room flows into a beautifully crafted kitchen complete with an oversized island, wine rack, and custom spice racks. Two generous bedrooms upstairs include a sun-filled primary overlooking the private backyard, and a luxurious 3-piece bathroom with a tiled stand-up shower and extra storage. The illegal basement suite offers a separate entrance, shared laundry, a spacious rec room, a full kitchenette with stainless steel appliances, a large bedroom, and a full 3-piece bath—ideal for rental income or multi-generational living. Outside, enjoy a lush backyard and a paved parking pad that fits four vehicles. Major upgrades include a new furnace, hot water tank, roof, gutters, fascia, and doors. Live up and rent down, or Airbnb the entire property as a high-yield, cash-flowing investment—this move-in-ready gem checks all the boxes.