



**GRASSROOTS**  
REALTY GROUP

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**127 Fawn Crescent SE**  
**Calgary, Alberta**

**MLS # A2237733**



**\$620,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Laminate Counters		

**Inclusions:** N/A

Welcome to 127 Fawn Crescent! This is a rare and exciting opportunity to own one of the largest bungalows in the neighbourhood &mdash; lovingly cared for by the original owners and perfectly situated in what might be Fairview's best location, right across from a beautiful green space! With 1,440 sq ft on the main level, this spacious home features a bright, oversized kitchen at the back with easy access to your sunny backyard &mdash; perfect for summer BBQs or peaceful morning coffee. The main floor features 3 bedrooms upstairs and great closet space. The upper level has one full bathroom and an ensuite. The finished basement offers even more room to spread out and is perfect for teens or guests with another bedroom and full bathroom. The family room is huge with a cozy fireplace. The finished laundry room is ideal for any young family. The double garage adds abundant storage or workshop potential with an amazing sunroom/mudroom that attaches the garage to the house. Commuters will love the quick 15-minute drive to downtown, plus easy access to Macleod Trail, Deerfoot Trail, and Blackfoot Trail. And when it's time to shop or dine out, you're just minutes from both Chinook Centre and Southcentre Mall! Fairview is full of highly sought after schools and close to all levels from k-12. Don't miss this one &mdash; homes like this don't come up often in Fairview!