



**GRASSROOTS**  
REALTY GROUP

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**151 Fyffe Road SE**  
**Calgary, Alberta**

**MLS # A2240609**



**\$579,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance, Tile Counters, Vinyl Windows		

**Inclusions:** Refrigerator in basement, garden shed (one garage opener & remote included the second garage door opener is not working-will remain in as is condition)

Fantastic opportunity in the sought-after community of Fairview! This solid well built 1073 sq. ft. bungalow offers endless potential to make it your own. Key updates include a new electrical panel (2002), shingles (2015), furnace (2014), & hot water tank (2019). Most of the windows have been replaced, with only the living & dining room windows remaining original. The oversized, heated double detached garage with 220V wiring is ideal for a workshop, hobbyist or extra storage. Located on a quiet street in a great family-friendly neighbourhood, just steps to schools, close to all amenities & major thoroughfares. A great opportunity in a prime location &ndash; bring your vision & make it your forever home!