



**GRASSROOTS**  
REALTY GROUP

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**112 Fairview Crescent SE**  
**Calgary, Alberta**

**MLS # A2242961**



**\$540,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Private		

<b>Heating:</b>	Central, High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Storage		

**Inclusions:** Solar Panel

Looking for a great opportunity to own and live in the sort after community of Fairview? You will not find a better deal than this around here that even comes with a NEW PROFESSIONALLY DEVELOPED BASEMENT!! Stop wasting your time looking at complete gut jobs and come check out this property that will take very little to make it your own. This home offers over 1645 sqft of fully developed living space and sits on a huge lot leaving you with plenty space in the back to build your dream garage. Lots of upgrades have been done leaving very little to do; the roof and vents were replaced in 2019, Lennox high-efficiency furnace, washer, dryer, laundry sink were all installed in 2022, Whirlpool fridge and range both installed in 2020 and a new solar system was installed in 2024. The main floor is bright and spacious and comprises of oversized windows that floods the living room and kitchen with lots of natural light. On this level you will find 2 bedrooms and 1 bathroom. The primary bedroom comfortably fits a king-sized bed and the nicely sized second bedroom is perfect for kids, guests, or a home office. A well-maintained bright 4-piece bathroom completes the main floor. The basement which was professionally developed in 2024 with permits, adds valuable living space and is finished with luxury vinyl plank flooring throughout. Here you will find a large recreation room providing an excellent space for entertaining and relaxing, a spacious third bedroom and an elegant 4 piece bathroom. An oversized laundry room with upgraded appliances and a cold storage room completes this level. The front parking pad accommodates two vehicles or an RV, providing plenty of space for parking. This is an incredible opportunity to own a solid, updated home in a quiet, family-friendly neighbourhood at an affordable price that is sure to keep appreciating in value. Priced to sell!!! Book a

showing with your favourite realtor today!