



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

77 Ferncliff Crescent SE
Calgary, Alberta

MLS # A2243450



\$549,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Wet Bar		

Inclusions: Storage Shed

Opportunity knocks - calling all renovators + handymen! Jump on this great investment project that sits on a large oversized, mature lot and boasts a rare front single garage + laneway. Step foot into a fun throwback to the 1960s in this solid 3 bedroom bungalow that occupies nearly 1,150 sqft above grade and is ready for its new owner. You will appreciate the flow between the kitchen + dining area and the main bathroom showcases stone counters + upgraded tub surround. Very open lower level has a back wet bar and provides a flexible design palette to appease those who love to entertain. Enjoy the recently upgraded washer + dryer and spacious storage room. Bring your vision - this blank canvas can be a masterpiece. Well maintained + lush landscaping front and back along with a storage shed. A location close to schools, parks, transit, restaurants, coffee shops, Chinook mall and all main access arteries in our city. Ready to roll up your sleeves? This home is your ultimate before-and-after story waiting to happen.