



GRASSROOTS
REALTY GROUP

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**79 Fyffe Road SE
Calgary, Alberta**

MLS # A2259538



\$479,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

Attention Builders & Investors – This 1,074 sq. ft. bungalow in Fairview comes with a 24’ x 24’ detached garage and is being offered in “AS-IS, WHERE-IS” condition. The home will require some work before moving in, but the potential is undeniable. Features include a south-facing backyard, a large double garage, and existing hardwood flooring (previous owners noted it was never sanded, so it may be refinished). Nestled on a beautiful tree-lined street, the property is within walking distance to schools, playgrounds, and parks, plus just minutes from shopping and major roadways. A great opportunity to bring your vision to life—come see the possibilities!